

DATE: 6/19/2003

#Z-

APPLICANT: D. HENRY C. MORAT, TRUSTEE  
(03-1-CZ15-5/02-280)

MOTION: DEFERRED TO JULY 24, 2003

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Diaz		X		
Ferguson				X
Heyman				X
Martinez		X		
Morales				X
Moss	M	X		
Rolle		X		
Seijas				X
Sorenson				X
Sosa	S	X		
Souto		X		
Chair Carey-Shuler		X		
<b>TOTAL</b>		8	0	5

Page 1 of 1  
to REC

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Henry C. Morat, Trustee

**PH:** Z02-280 (03-1-CZ15-5)

**SECTION:** 2-57-39

**DATE:** July 24, 2003

**COMMISSION DISTRICT:** 9

**ITEM NO.:** C

**A. INTRODUCTION**

o **REQUEST:**

HENRY C. MORAT is appealing the decision of Community Zoning Appeals Board #15 which denied the following:

AU to RU-1M(a)

o **SUMMARY OF REQUEST:**

The applicant is appealing the decision of the Community Zoning Appeals Board-15 which denied a zone change on the subject property from agricultural district to modified single family residential district.

o **LOCATION:**

The Southeast corner of theoretical S.W. 132 Avenue (Pine Island Road) & theoretical S.W. 284 Street, Miami-Dade County, Florida.

o **SIZE:** 20 acres.

o **IMPACT:**

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant

Residential, 2.5 to 6 du

Surrounding Properties:

NORTH: RU-1; vacant

Residential, 2.5 to 6 du

SOUTH: AU; vacant

Residential, 2.5 to 6 du

EAST: RU-1; vacant

Residential, 2.5 to 6 du

WEST: AU & RU-1; trailers & vacant

Residential, 2.5 to 6 du

The subject parcel is located west of the Homestead Regional Airport F/K/A the Homestead Air Force Base, east of SW 132 Avenue and north of SW 288 Street. The area is characterized by single family housing and a trailer park development. A number of small shopping areas lie near and adjacent to US1, which lies to the west of the subject property.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board

shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>Objects</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>101 students</b>

**H. ANALYSIS:**

This application was deferred from the June 5, 2003 meeting of the Board of County Commissioners. This application was deferred from the June 19, 2003 meeting upon the request of the applicant. The applicant is appealing the February 27, 2003 decision of the Community Zoning Appeals Board-15 which denied this application without prejudice by a vote of 3-1.

The subject property is located on the southeast corner of theoretical SW 132 Avenue and theoretical SW 284 Street. The applicant is seeking a district boundary change from AU, Agricultural District, to RU-1M(a), Modified Single Family Residential District. RU-1M(a) zoning permits a maximum density of 6.97 units per acre, a minimum lot area of 5,000 sq. ft., and a minimum width of 50'. Although not required to submit a site plan with the proposed zone change, the applicant has submitted a site plan indicating the development of the property with 109 single family residences. The applicant intends to proffer a covenant limiting the development of the site to the site plan submitted and to 109 residential units.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department objects** to this application. Said Department will require the applicant to redesign the plan to conform with the approved tentative plat to the north and eliminate SW 129 Avenue. This land requires platting and, additionally, said Department will require the applicant to provide paved



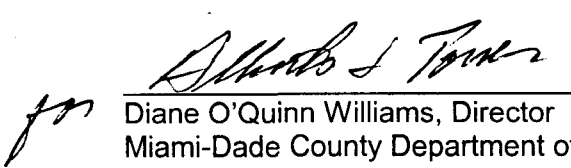
public access to the site. The proposed zone change will generate an additional **116 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "A," "B," and "C." Miami-Dade Public Schools indicates in their memorandum pertaining to this application that the proposed zoning will bring an additional **101 students** into the area's public schools.

This application will allow the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 120 residential units on this site. The proposed RU-1M(a) zoning will allow the applicant to develop the site with 138 single family residential units at a density of 6.97 units per acre. As such, the RU-1M(a) zoning proposed would be inconsistent with the Master Plan without a covenant limiting the maximum density of the site to 6.0 units per gross acre. The applicant intends to proffer said covenant and, as such, this application will be **consistent** with the CDMP. Additionally, the 109 single family residences depicted in the submitted plans is below the maximum permitted by the CDMP and, as such, said plans are also consistent with the CDMP. As previously mentioned, the applicant intends to covenant the development of the site to said plans. The applicant has incorporated sound urban design principles in the plans submitted by providing a community plaza in the center of a block within the development, connectivity to the adjacent street network, and pedestrian connectivity throughout the development. The proposed RU-1M(a) zoning, in addition to the plans submitted, will be compatible with the surrounding area which consists of RU-1 zoning to the north, east, and a portion of the west, and RU-3 zoning to the northeast. Notwithstanding the aforementioned, based on the Public Works Department's objection to the site plan as submitted, staff recommends denial without prejudice of this application or deferral to allow the applicant to submit a revised plan to comply with the concerns of the Public Works Department.

I. **RECOMMENDATION:** Denial without prejudice or deferral.

J. **CONDITIONS:** None.

**DATE INSPECTED:** 12/30/02  
**DATE TYPED:** 01/14/03  
**DATE REVISED:** 01/23/03; 02/11/03; 02/20/03; 05/07/03; 05/27/03; 06/09/03;  
06/23/03  
**DATE FINALIZED:** 07/02/03  
DO'QW:AJT:MTF:REM:JDR

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



# MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: October 8, 2002

SUBJECT: C-15 #Z2002000280  
Henry C. Morat Trustee  
SEC of theoretical SW 132<sup>nd</sup> Avenue  
and theoretical 284<sup>th</sup> Street  
DBC from AU to RU-1M (A)  
(AU) (20 Ac.)  
02-57-39

FROM:   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is

advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Henry C. Morat, Trustee

This Department objects to this application.

Redesign site plan to conform with approved tentative plat to the north and to eliminate SW 129 Ave. Applicant may need to contact the Public Works Department.

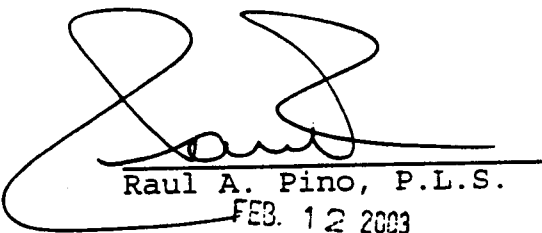
Must provide paved public access to this site.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 116 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

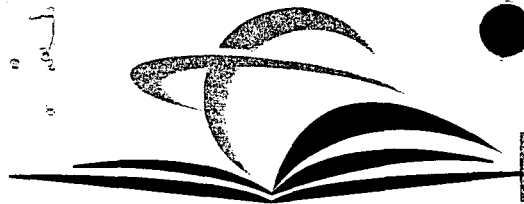
Sta. #		LOS present	LOS w/project
9928	SW 288 St. w/o SW 137 Ave.	A	A
9822	SW 137 Ave. s/o US-1	B	B
9922	SW 268 St. w/o SW 127 Ave.	B	B
9926	SW 280 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

  
Raul A. Pino, P.L.S.

FEB. 12 2003

Date



# **Miami-Dade County Public Schools**

*giving our students the world*

**Ana Rijo-Conde, Interim Assistant Superintendent**  
*Facilities Operations, Maintenance and Planning*

**Miami-Dade County School Board**

*Dr. Michael M. Krop, Chair*  
*Dr. Robert B. Ingram, Vice Chair*  
*Agustin J. Barrera*  
*Frank J. Bolaños*  
*Frank J. Cobo*  
*Perla Tabares Hantman*  
*Betsy H. Kaplan*  
*Dr. Marta Pérez*  
*Dr. Solomon C. Stinson*

May 23, 2003

Ms. Ruth Ellis Myers, Acting Supervisor  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Superintendent  
of Schools**  
*Merrett R. Stierheim*

**Re: Henry C. Morat, Trustee - Application No. 02-280 (CC15)**  
**Southeast Corner of SW 132 Avenue and SW 284 Street**  
**REVISED**

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH capacity utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two school facilities meet the referenced review threshold. The proposed residential development will impact Centennial Middle School and Homestead Senior High School currently operating at 117% and 129% of FISH capacity utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity utilization of Centennial Middle School and Homestead Senior High School to 119% and 130%, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 12, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with District to discuss possible options that may accommodate new students generated by the proposed application. The School District will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Please note that the District's current 5-year work plan does not include any relief schools in the area.

Ms. Ruth Ellis Myers  
May 23, 2003  
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

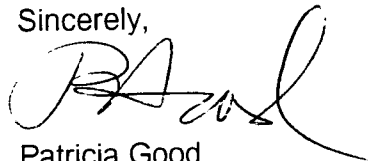
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 109-unit development is estimated to generate approximately \$266,832 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good  
Coordinator III

PG:am  
L-1174  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Ivan Rodriguez  
Ms. Vivian Villaamil  
Mr. Simon Ferro

**REVISED  
SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 02-280, Henry C. Morat, Trustee (CC15)

**REQUEST:** Zone change from AU to RU-1M(a)

**ACRES:** 20 acres

**LOCATION:** Southeast Corner of SW 132 Avenue and SW 284 Street

**NUMBER OF  
UNITS:** 109 units (as per information provided by the County 5/23/03)

**ESTIMATED  
STUDENT  
POPULATION:** 92 students\*

**ELEMENTARY:** 42

**MIDDLE:** 23

**SENIOR:** 27

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** W. A. Chapman Elementary - 27190 SW 140 Ave.

**MIDDLE:** Centennial Middle - 8601 SW 212 St.

**SENIOR HIGH:** Homestead Senior - 2351 SE 12 Ave.

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
W. A. Chapman Elem.	883/ 925*	809	109%/ 114%*	64	101%/ 106%*
Centennial Middle	1203/ 1226*	913	132%/ 134%*	114	117%/ 119%*
Homestead Sr.	3315/ 3342*	2569	129%/ 130%*	0	129%/ 130%*

\*includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

**ADDITIONAL SCHOOL INFORMATION:** The following information was provided by school site personnel or other data sources in October 2002:

**W. A. Chapman Elementary:**

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements in the past school year:

Media Center and Computer wiring

Recognition for Academic Achievement::

None

Special Programs:

Before/After School Care

Lunch schedule:

Begins at 10:30 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Art and Music



**Centennial Middle:**

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements in the past school year:

Computer Lab

Recognition for Academic Achievement::

Various individual awards for academic achievement

Special Programs:

Enrichment Classes

Lunch schedule:

Begins at 11:23 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium, Storage Room and Book Room

Teachers required to float/travel:

None

**Homestead Senior High:**

Access to computers:

In each classroom, in special computer labs and Media Center

Capital Improvements in the past school year:

Media Center

Recognition for Academic Achievement:

College Board Insp. and Grant/Scholarships

Special Programs:

Magnet programs and Enrichment classes

Lunch schedule:

Begins at 11:35 a.m.

Non-instructional space utilized for instructional purposes:

Teacher's Workroom, Auditorium, Media Center and Storage room

Teachers required to float/travel:

Drama and Math

**PLANNED RELIEF SCHOOLS IN THE AREA (information as of April 2003):**

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
N/A		

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$536,636.

**CAPITAL COSTS:** Based on the State's April-2003 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	42 x	\$ 13,185	=	\$ 553,770
MIDDLE	23 x	\$ 15,118	=	\$ 347,714
SENIOR	27 x	\$ 20,005	=	\$ 540,135
Total Potential Capital Cost				\$1,441,619

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

**PREVIOUSLY APPROVED DEVELOPMENT REPORT**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

	Applicant Name & Address	Location Address	Units/Students	Elementary	Community Council Date	Approval Status
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 187 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-28 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-8 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	APPROVED
7	VICTOR F. SEJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 84 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/08/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/08/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 St. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/18/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

Note: There are three applications that are pending which would generate 38 students.

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**PREVIOUSLY APPROVED DEVELOPMENT REPORT**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

Item Number	Applicant Name & Address	Location	Units/Students	Elementary School	Compliance Code	Approval Status
1	ALEJANDRO ZAMPIER #02-076	S of Sw 280 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED \$128,400 O/A
10	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-84 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

**PREVIOUSLY APPROVED DEVELOPMENT REPORT**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

16	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-58	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	78 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 280 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S to Canal, btwn SW 244 St and SW 248 St.	180 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 591 students.

19

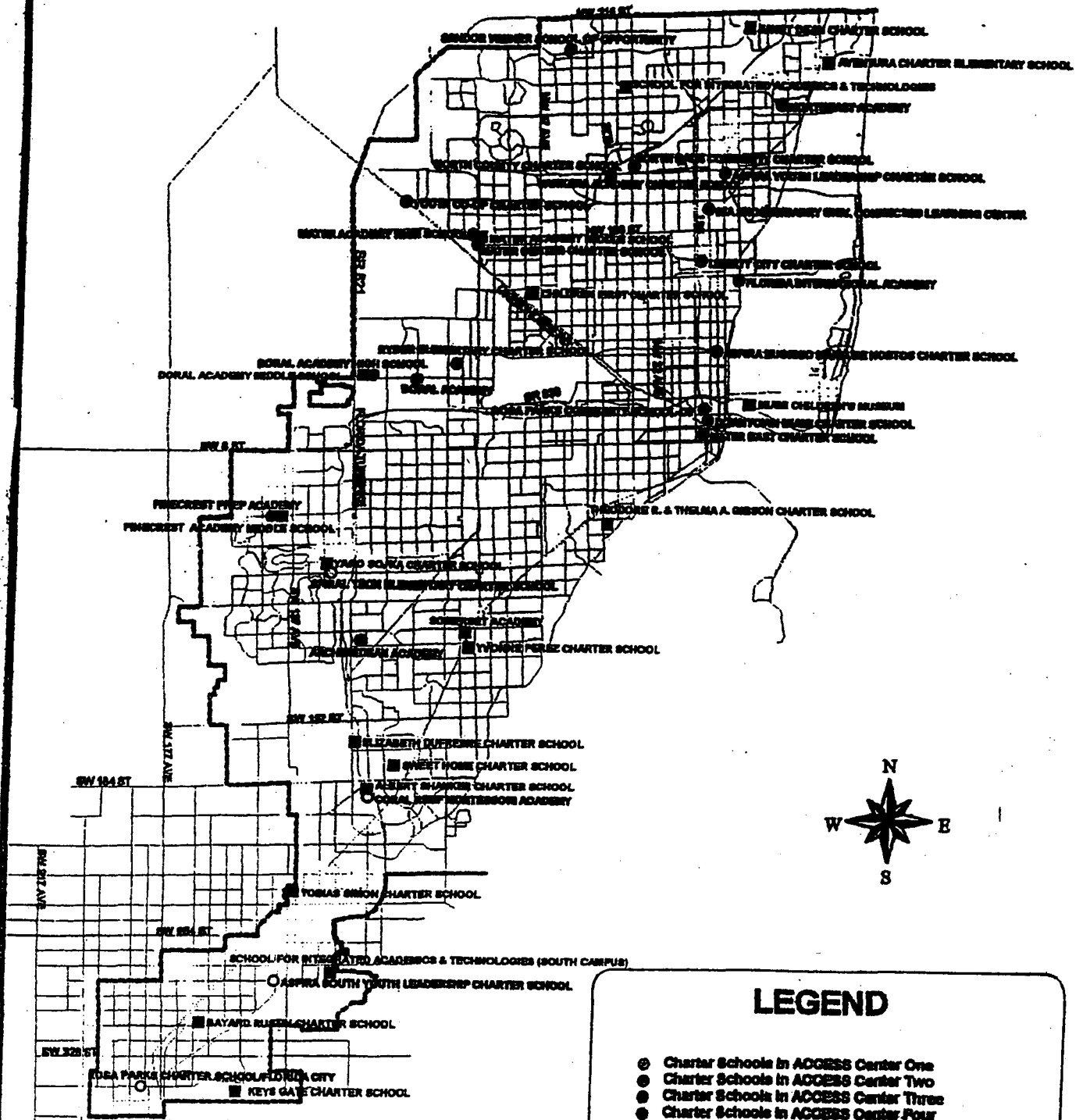
**PREVIOUSLY APPROVED DEVELOPMENT REPORT**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	180%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	561		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
<b>ELEMENTARY TOTALS</b>	<b>12762</b>	<b>1130</b>	<b>13892</b>	<b>9273</b>	<b>790</b>	<b>124%</b>
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
<b>MIDDLE TOTALS</b>	<b>11105</b>	<b>502</b>	<b>11607</b>	<b>7475</b>	<b>400</b>	<b>142%</b>
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
<b>SENIOR HIGH TOTALS</b>	<b>10323</b>	<b>457</b>	<b>10780</b>	<b>6812</b>	<b>592</b>	<b>149%</b>

<b>TOTAL</b>	<b>32680</b>	<b>2089</b>	<b>34769</b>	<b>23561</b>	<b>1727</b>	<b>137%</b>
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# Charter Schools by ACCESS Center



## LEGEND

- Charter Schools in ACCESS Center One
  - Charter Schools in ACCESS Center Two
  - Charter Schools in ACCESS Center Three
  - Charter Schools in ACCESS Center Four
  - Charter Schools in ACCESS Center Five
  - Charter Schools in ACCESS Center Six
  - Urban Development Boundary 2005
- [Amajor.asp](http://Amajor.asp)
- New Charter Schools approved to open for the 2003-2004 School Year

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY \_\_\_\_\_ AMOUNT OF FEE 399.00

RECEIPT # \_\_\_\_\_

DATE HEARD: 2, 27, 03

BY CZAB # 15

**RECEIVED**  
MAR 12 2003

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY [Signature]

DATE RECEIVED STAMP

\*\*\*\*\*  
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 02-280

Filed in the name of (Applicant) Henry C. Morat, Trustee

Name of Appellant, if other than applicant Henry C. Morat, Trustee

Address/Location of APPELLANT'S property: Southeast corner of theoretical SW 132 Avenue (Pine Island Road) and Theoretical SW 284 Street, Miami-Dade County, Florida.

Application, or part of Application being Appealed (Explanation): The entire application is being appealed

Appellant (name): Henry C. Morat, Trustee, by his attorney Simon Ferro  
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reverse) of the ruling of the Community Zoning Appeals Board are as follows:  
(State in brief and concise language)

The Community Counsel erred in denying the application. The request, with the proffered covenant is compatible with the Land Use Plan and the general development pattern of the area. The application meets all levels of service and had the support and approval of the Director of the Planning and Zoning Department.



**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Henry C. Morat, Trustee, by his attorney, Simon Ferro, (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board mailer because of the following:

(Check all that apply)

- X   1. Participation at the hearing  
  X   2. Original Applicant  
       3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says: not.

**Witnesses:**

Catherine Lucas  
Signature

Catherine Lucas  
Print Name

[Signature]  
Appellant's signature

SIMON FERRO  
Print Name

Carolyn P. Hodge  
Signature

Carolyn P Hodge  
Print Name

Sworn to and subscribed before me on the 11<sup>th</sup> day of March year 2003.

Appellant is personally know to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary (Stamp/Seal)

Commission Expires:

OFFICIAL NOTARY SEAL  
LEYLA M SALAS  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. DD060084  
MY COMMISSION EXP. SEPT 24, 2005

23

APPELLANT MUST SIGN THIS PAGE

Date \_\_\_\_\_ day of March, year: 2003

Signed \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an  
association or other entity, so indicate:

Representing

[Signature]  
Signature

\_\_\_\_\_  
SIMON FERRO

Print Name

\_\_\_\_\_  
1221 Brickell Avenue  
Address

\_\_\_\_\_  
Miami  
City

\_\_\_\_\_  
Florida  
State

\_\_\_\_\_  
33131  
Zip

\_\_\_\_\_  
(305)579-0500

Telephone Number

Subscribed and Sworn to before me on the 11<sup>th</sup> day of March, year 2003.

[Signature]  
Notary Public

(stamp/seal)

Commission expires:

OFFICIAL NOTARY SEAL  
LEYLA M SALAS  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. DD060084  
MY COMMISSION EXP. SEPT 24, 2005

**RESOLUTION NO. CZAB15-4-03**

**WHEREAS, HENRY C MORAT, TRUSTEE** applied for the following:

**AU to RU-1M(a)**

**SUBJECT PROPERTY:** The north ½ of the SW ¼ of the NE ¼ all being in Section 2, Township 57 South, Range 39 East.

**LOCATION:** The Southeast corner of theoretical S.W. 132 Avenue (Pine Island Road) & theoretical S.W. 284 Street, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

**WHEREAS,** upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-1M(a) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

**WHEREAS,** a motion to deny the application was offered by Leonard Anthony, seconded by Daniel L. Adams, and upon a poll of the members present the vote was as follows:

Daniel L. Adams	aye	JoAnn Bova	nay
Leonard Anthony	aye	Paul S. Vrooman	aye
Nancy McCue		absent	

**NOW THEREFORE BE IT RESOLVED** by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary change to RU-1M(a) be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records  
of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 27<sup>th</sup> day of February, 2003.

Hearing No. 03-1-CZ15-5  
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

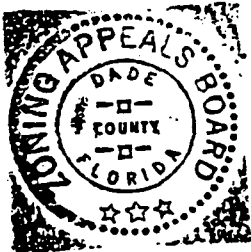
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 15, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB15-4-03 adopted by said Community Zoning Appeals Board at its meeting held on the 27<sup>th</sup> day of February, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19<sup>th</sup> day of March, 2003.



Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

SEAL



# TEAM METRO SOUTH OFFICE

## ENFORCEMENT HISTORY

Henry C. Morat, Trustee

Southeast corner of theoretical S W  
132 Ave (Pine Island RD) and  
theoretical SW 284 ST, Miami-Dade  
County, FL

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**APPLICANT**

---

**ADDRESS**

07/24/2003

---

**DATE**

02-280

---

**HEARING NUMBER**

## ENFORCEMENT HISTORY:

No violations as of May 13, 2003



May 30, 2003

## ENFORCEMENT HISTORY

APPLICANT: Henry C. Morat, Trustee

ADDRESS: 20 Acres., Sec. of Theoretical SW 132<sup>nd</sup> Avenue and theoretical 284<sup>th</sup> Street, Miami-Dade County, Florida.

HEARING NUMBER: 03-1-CZ15-5

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DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking system and has found no open or closed enforcement records for the subject property identified on the Hearing Map in the subject application.

Prepared by: Mirna Leal  
Code Enforcement Officer I  
Enforcement Section, DERM  
(305) 372-6902



# MEMORANDU

02-280

107.07-17A

TO: Diane O'Quinn Williams, Director  
Department of Planning and Zoning  
ATTN: Franklin Gutierrez, Agenda Coordinator

DATE: June 2, 2003

SUBJECT: Statistical Data for Police  
Grids 2538, 1065, & 1066

FROM:   
Carlos Alvarez, Director  
Miami-Dade Police Department

Hrgs: 02-280; 01-300 & 02-29

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for three areas. These areas are located in police grids 2538, 1065, and 1066 respectively. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- The southeast corner of theoretical SW 132 Avenue (Pine Island Road) and theoretical SW 284 Street; applicant Henry C. Morat, Trustee. (Grid 2538) (02-280)
- The north side of NW 35 Lane, approximately 1000' west of NW 87 Avenue; applicant RDSE Management, Inc. (Grid 1065) (01-300)
- The west side of NW 82 Avenue, between NW 36 Street extension and theoretical NW 31 Street; applicant Pan American-Cardel Group, LC. (Grid 1066) (02-29)

Attachment 1 is a grid map of the areas with their selected grids highlighted. Data provided is for Calendar Year 2002 and January through April of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data was extracted from the Crime Information Warehouse, and includes police dispatch signals 13 through 55 (Attachment 2). Part I & II crime information was also extracted from the Crime Information Warehouse. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses (rape), robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson (Attachment 3).

A summary of the information requested is shown below:

Zoning Hrg #	Grid and Year		Total Calls-For-Service	Total Part I & II Crimes
	Grid	Year		
02-280	Grid 2538	2002	1027	64
	Grid 2538	2003 (Jan-Apr)	345	25
01-300	Grid 1065	2002	1301	46
	Grid 1065	2003 (Jan-Apr)	393	12
02-29	Grid 1066	2002	1012	117
	Grid 1066	2003 (Jan-Apr)	332	27



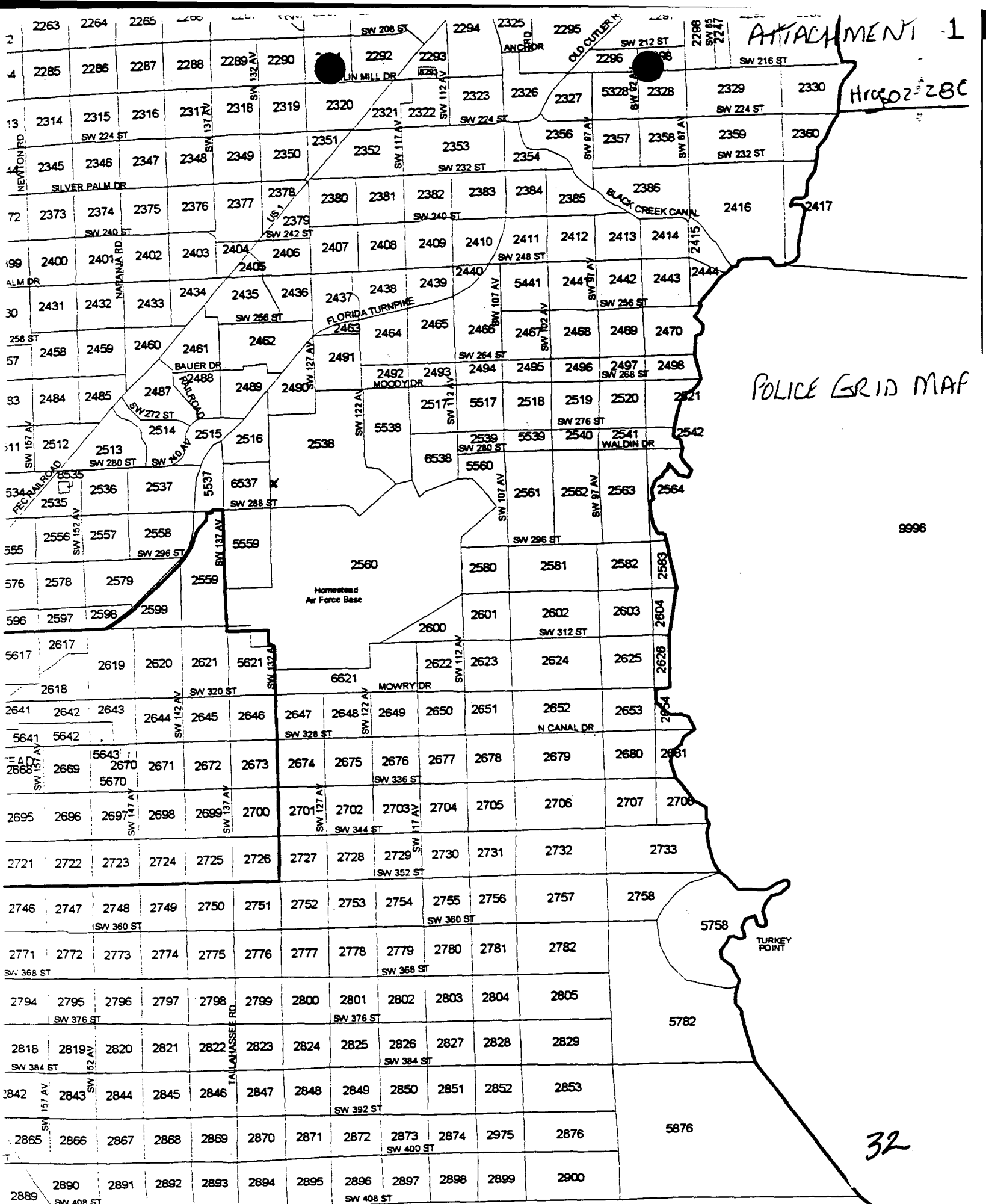
June 2, 2003

Should you require additional information or assistance, please contact Commander Veronica M. Salom, Budget and Planning Bureau, at 305-471-2520.

CA/pa

Attachments (3)

1. Area Grid Map
2. Total CFS by Grid, 2002, 2003 (Jan-Apr)
3. Part I & II Crimes, 2002, 2003 (Jan-Apr)



# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0", "1065", "1066", "2538" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1066.	29	ROBBERY	4
	32	ASSAULT	22
	34	DISTURBANCE	29
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	3
	39	PRISONER	1
	41	SICK OR INJURED PERSON	13
	43	BAKER ACT	2
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	6
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	10
Total Signals for Grid 1066 :			1012
Total Reported: 607			Total Not Reported: 405
2538	13	SPECIAL INFORMATION/ASSIGNMENT	86
	14	CONDUCT INVESTIGATION	136
	15	MEET AN OFFICER	332
	17	TRAFFIC ACCIDENT	17
	18	HIT AND RUN	5
	19	TRAFFIC STOP	51
	20	TRAFFIC DETAIL	5
	21	LOST OR STOLEN TAG	5

02-280 →

# Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0", "1065", "1066", "2538" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2538	22	AUTO THEFT	14
	25	BURGLAR ALARM RINGING	24
	26	BURGLARY	13
	27	LARCENY	26
	28	VANDALISM	10
	29	ROBBERY	6
	32	ASSAULT	74
	33	SEX OFFENSE	2
	34	DISTURBANCE	123
	36	MISSING PERSON	16
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	3
	39	PRISONER	30
	41	SICK OR INJURED PERSON	24
	43	BAKER ACT	8
	44	ATTEMPTED SUICIDE	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	3
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	2
Total Signals for Grid 2538 :			1027
Total Reported: 772			Total Not Reported: 255

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0", "1065", "1066", "2538" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
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Total for All Grids : 3340

# Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-04-30



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-05-01" ) and ( Dis.Grid in ( "1065", "1066", "2538" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1066	54	FRAUD	4
Total Signals for Grid 1066 :			332
Total Reported: 200			Total Not Reported: 132
→ 2538	13	SPECIAL INFORMATION/ASSIGNMENT	14
	14	CONDUCT INVESTIGATION	57
	15	MEET AN OFFICER	118
	17	TRAFFIC ACCIDENT	5
	18	HIT AND RUN	1
	19	TRAFFIC STOP	19
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	4
	25	BURGLAR ALARM RINGING	3
	26	BURGLARY	1
	27	LARCENY	10
	28	VANDALISM	1
	32	ASSAULT	28
	34	DISTURBANCE	38
	36	MISSING PERSON	6
	37	SUSPICIOUS VEHICLE	2
	38	SUSPICIOUS PERSON	1
	39	PRISONER	9
	41	SICK OR INJURED PERSON	14

36

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2003-01-01 Thru 2003-04-30



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-05-01" ) and ( Dis.Grid in ( "1065", "1066", "2538" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2538	43	BAKER ACT	4
	44	ATTEMPTED SUICIDE	1
	49	FIRE	3
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	1
Total Signals for Grid 2538 :			345
Total Reported: 261			Total Not Reported: 84

Total for All Grids : 1070



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT  
Part I and Part II Crimes w/o AOA  
For Specific Grids  
From 2002-01-01 Thru 2002-12-31  
YEAR: 2002

ATTACHMENT 2

Crime Information Warehouse

Grid(s): 0001, 1065, 1066, 2538

Part I: Crimes	Total Crimes
Grid 1065	
2200 - BURGLARY	2
230F - SHOPLIFTING FROM A MOTOR VEHICLE	11
230G - SHOPLIFTING ALL OTHERS	19
2400 - MOTOR VEHICLE THEFT	2
Grid 1065 TOTAL	34 + 12 = 46
Grid 1066	
1200 - ROBBERY	5
130A - AGGRAVATED ASSAULT	12
2200 - BURGLARY	2
230A - POCKET PICKING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	29
230G - SHOPLIFTING ALL OTHERS	41
2400 - MOTOR VEHICLE THEFT	10
Grid 1066 TOTAL	100 + 17 = 117
Grid 2538	
1200 - ROBBERY	1
130A - AGGRAVATED ASSAULT	9
2200 - BURGLARY	7
230C - SHOPLIFTING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	2
230G - SHOPLIFTING ALL OTHERS	21
2400 - MOTOR VEHICLE THEFT	1
Grid 2538 TOTAL	42 + 22 = 64
Total Part I:	176

38





Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2002-01-01 Thru 2002-12-31**  
**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0001, 1065, 1066, 2538

<b>PART II - Crimes</b>	
<b>Grid 1065</b>	
130B - SIMPLE ASSAULT	2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	2
260A - FRAUD CON/SWINDLE/FALSE PRET.	7
260B - FRAUD CREDIT CARD/ATM	1
<b>Grid 1065 TOTAL</b>	<b>12</b>
<b>Grid 1066</b>	
130B - SIMPLE ASSAULT	11
350B - ILLEGAL DRUG EQUIPMENT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	4
260B - FRAUD CREDIT CARD/ATM	1
<b>Grid 1066 TOTAL</b>	<b>17</b>
<b>Grid 2538</b>	
130B - SIMPLE ASSAULT	21
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
<b>Grid 2538 TOTAL</b>	<b>22</b>
<b>Total PART II :</b>	<b>51</b>

39



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2002-01-01 Thru 2002-12-31**  
**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0001, 1065, 1066, 2538

**Grand Total: 227**

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and OI.Reporting\_Agency\_Code = '030' and OIAoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ( "0001", "1065", "1066", "2538" )

40



**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AO/**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-04-30**  
**YEAR: 2003**

Miami-Dade Police Department

Crime Information Warehouse

Grid(s): 1065, 1066, 2538

Part I Crimes	Total Crimes
Grid 1065	
130A - AGGRAVATED ASSAULT	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	4
230G - SHOPLIFTING ALL OTHERS	1
2400 - MOTOR VEHICLE THEFT	1
Grid 1065 TOTAL	7 + 5 = 12
Grid 1066	
1200 - ROBBERY	1
2200 - BURGLARY	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	5
230G - SHOPLIFTING ALL OTHERS	10
2400 - MOTOR VEHICLE THEFT	2
Grid 1066 TOTAL	19 + 8 = 27
→ Grid 2538	
130A - AGGRAVATED ASSAULT	3
2200 - BURGLARY	1
230G - SHOPLIFTING ALL OTHERS	7
Grid 2538 TOTAL	11 + 14 = 25
<b>Total Part I:</b>	<b>37</b>

41



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-04-30**  
**YEAR: 2003**

Crime Information Warehouse

Grid(s): 1065, 1066, 2538

<b>PART II Crimes</b>	
<b>Grid 1065</b>	
260A - FRAUD CON/SWINDLE/FALSE PRET.	3
260B - FRAUD CREDIT CARD/ATM	1
260D - IMPERSONATION	1
<b>Grid 1065 TOTAL</b>	<b>5</b>
<b>Grid 1066</b>	
130B - SIMPLE ASSAULT	5
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	1
<b>Grid 1066 TOTAL</b>	<b>8</b>
<b>Grid 2538</b>	
130B - SIMPLE ASSAULT	12
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
350B - ILLEGAL DRUG EQUIPMENT	1
<b>Grid 2538 TOTAL</b>	<b>14</b>
<b>Total PART II :</b>	<b>27</b>

42



Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-04-30**  
**YEAR: 2003**

Crime Information Warehouse

Grid(s): 1065, 1066, 2538

**Grand Total: 64**

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-05-01" and OI.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and OI.Reporting\_Agency\_Code = '030' and OIAoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ( "1065", "1066", "2538" )

43

## DISCLOSURE OF INTEREST\*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>CORPORATION NAME</u>	<u>Percentage of Stock</u>
<u>NAME, ADDRESS AND OFFICE</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

— SEE DISCLOSURE AFFIDAVIT ATTACHED —

<u>TRUST NAME</u>	<u>Percentage of Interest</u>
<u>NAME AND ADDRESS</u>	

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Robert ELIAS, trustee  
NAME

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

- <u>Royal Group Pension Plan</u>	<u>66%</u>
<u>Alicio Pina</u>	<u>50%</u>
<u>Nirma Pina</u>	<u>50%</u>
- <u>J.S.M. Holding corp Inc</u>	<u>33%</u>
<u>Michael S. Jones</u>	<u>50%</u>
<u>Linda H. Jones</u>	<u>50%</u>

Date of contract: 9/03/02

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

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For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Wayne A. Rotolante  
WAYNE A. ROTOLANTE TRUSTEE

(Applicant) \_\_\_\_\_

Sworn to and subscribed before me,

this 4th day of SEPT., 2002

Michael S. Jones  
Notary Public, State of Florida at Large

My Commission Expires:

(SEAL)



Michael S. Jones  
Commission # CC 793553  
Expires JAN. 13, 2003  
BONDED THRU  
ATLANTIC BONDING CO., INC.

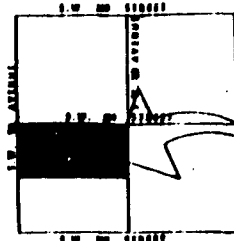
\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



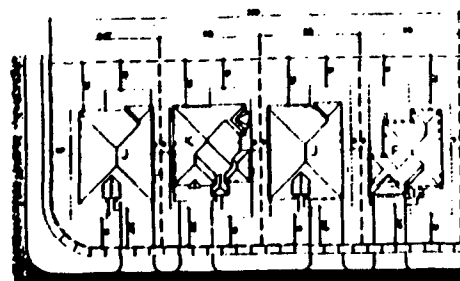
47

# LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 30 EAST, LYONS AND BEARS IN MIAMI DADE COUNTY, FLORIDA. THIS INCLUDES THE ONE ROAD RIGHT OF WAY WHICH IS PART OF THE PROPERTY



SUBJECT PROPERTY



NOTE: DOTTED LINE DENOTES MAXIMUM SETBACK LIMITS FORBIDDEN

TYPICAL LOT LAYOUT SCALE 1" = 30'-0"

## SINGLE HOME PARCEL AREA BREAKDOWN - ZONING RU-1M (S)

TOTAL SITE AREA (GROSS)	883,418 SQ. FT. (20.31 ACRES)
GROSS SITE DENSITY	5.31 UNITS / ACRE
STREET ENCLAVEMENTS	775,521 SQ. FT. (17.81 ACRES)
LAKE	0
NET AREA	817,897 SQ. FT. (18.86 ACRES)
NET SITE DENSITY	7.87 UNITS / ACRE
COMMUNITY PARKS	30,588 SQ. FT. (0.70 ACRES)
MINIMUM LOT SIZE	50' x 180' = 9,000 SQ. FT.
AVERAGE LOT SIZE	5,308.14 SQ. FT.
MAX. LOT COVERAGE (PER LOT)	40%
MAXIMUM HEIGHT	2 STORY (20')

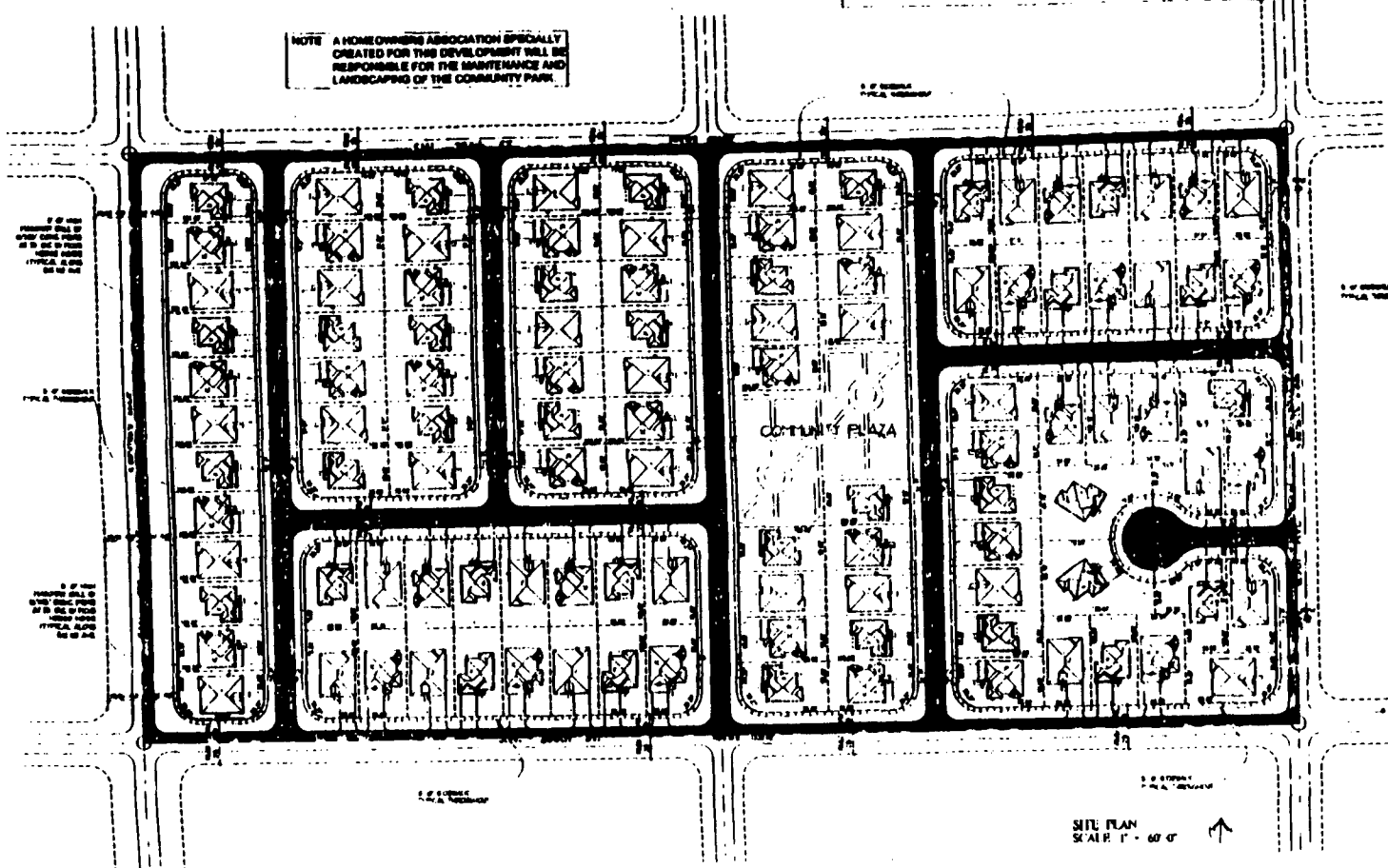
## UNIT BREAKDOWN

MODEL "1"	30 UNITS
MODEL "2"	30 UNITS
MODEL "3"	20 UNITS
<b>TOTAL OF UNITS</b>	<b>100 UNITS</b>

## PROPOSED MIN. SETBACKS

FRONT	35% OF LOT WIDTH	15'
	80% OF LOT WIDTH	25' IF NO GARAGE
		20' IF GARAGE
REAR	35% OF LOT WIDTH	20'
	80% OF LOT WIDTH	10'
SIDE (INTERIOR)		5'
SIDE STREET		10'

NOTE: A HOMEOWNERS ASSOCIATION SPECIALLY CREATED FOR THIS DEVELOPMENT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND LANDSCAPING OF THE COMMUNITY PARK.



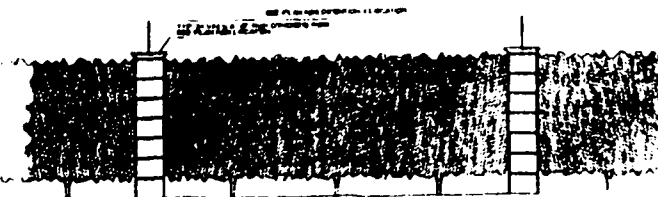
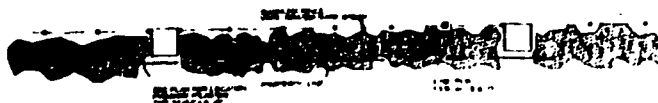
SITE PLAN SCALE 1" = 60'-0"

EVERGREEN GARDEN ESTATES  
P. A. U. GROUP  
P. O. BOX 1000  
MIAMI-DADE COUNTY, FLORIDA

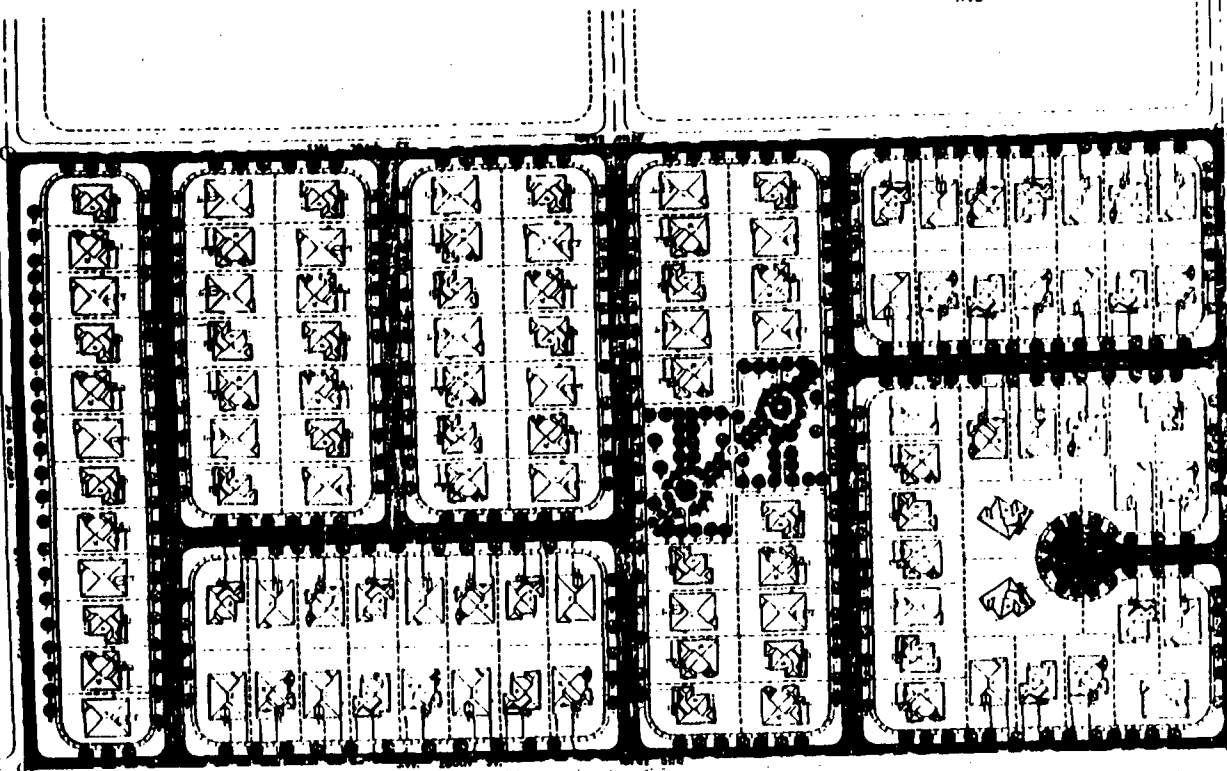
SITE PLAN

SP 1

Handwritten notes: 11.1.2013, 202-280, and a signature.



**TYPICAL FENCE DETAILS**

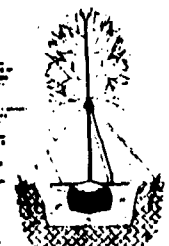


LANDSCAPE SITE PLAN  
SCALE 1" = 40'

10/12/2003

后

702-280

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### TRLE PLANTING DETAILS



### POST-PLANTING DETAIL

**EVERGREEN GARDEN ESTATES**

LANDSCAPE PLANT

**LP-1**



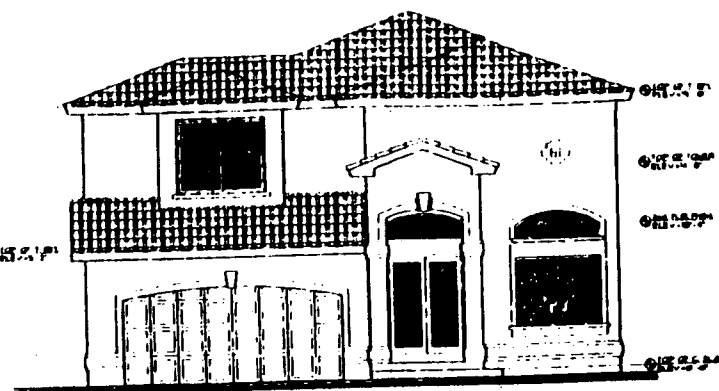
**LOT COVERAGE**  
MAXIMUM 10% COVERAGE  
FOR MINIMUM 200' LOT OF 20' WIDE  
MINIMUM 10% COVERAGE  
FOR MINIMUM 200' LOT OF 20' WIDE

FORM 990 (2012)

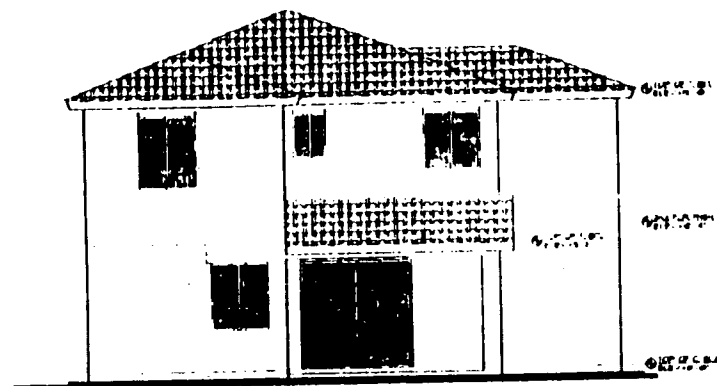
202.280

112 2002

P2



**FRONT ELEVATION**



REAR ELEVATION

UNIT MODEL 'F' - ELEVATIONS

2.

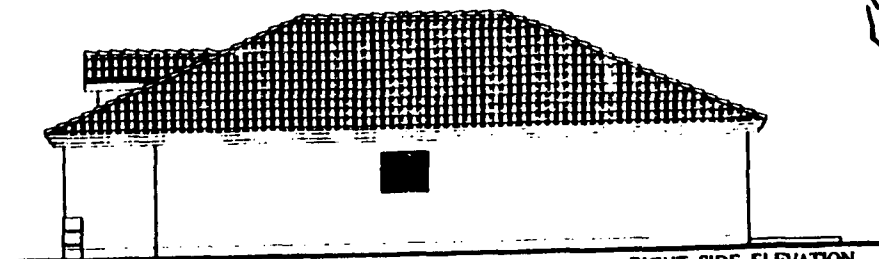
A-

• Q'

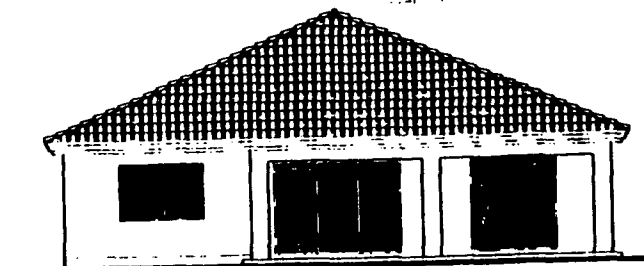
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95-202-280

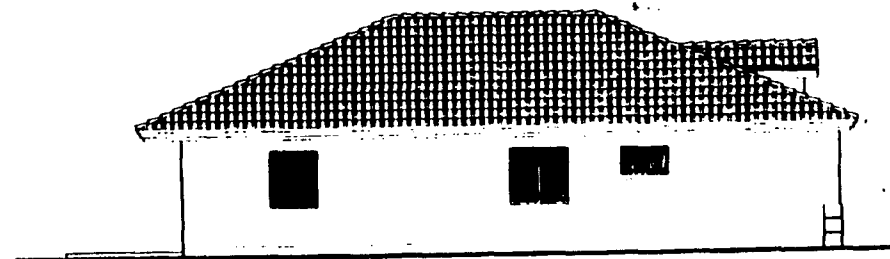
52



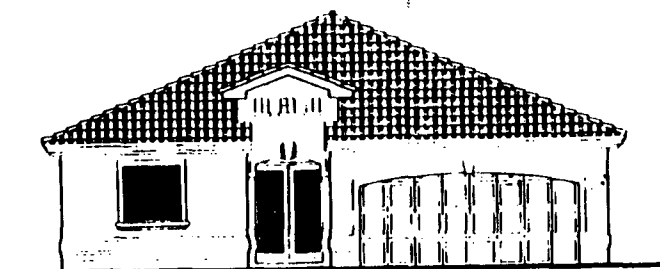
**RIGHT SIDE ELEVATION**



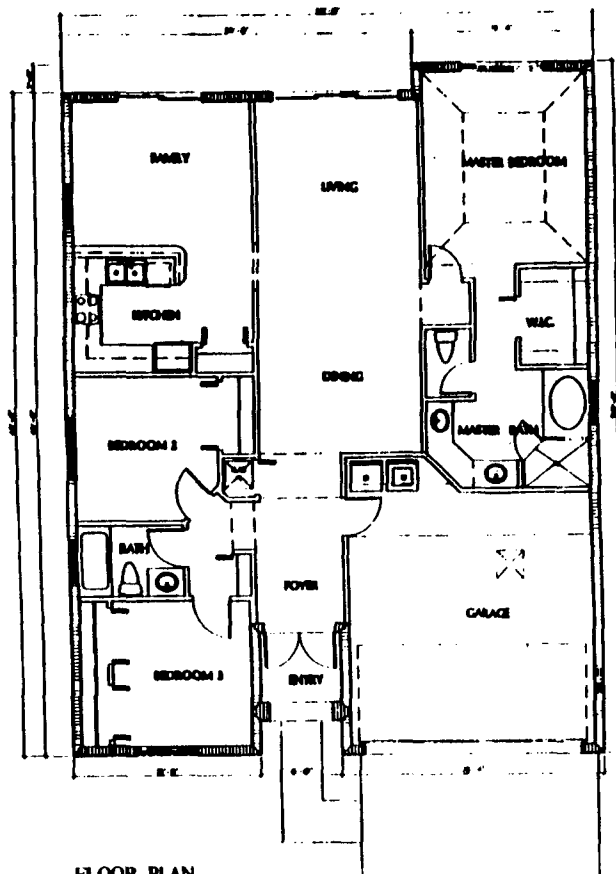
### REAR ELEVATION



**LEFT SIDE ELEVATION**



FRONT ELEVATION



**FLOOR PLAN**  
SCALE: 4" = 1'

AREA TABLE	
AC SPACE	1472 sq ft
GARAGE	870 sq ft
ENTRY	300 sq ft
TOTAL AREA	1800 sq ft

**EVERGREEN GARDEN ESTATES**  
R & U GROUP  
100 25 AVE. S.W. SUITE 17  
MAINGOLD COUNTY, FLORIDA

**SINGLE HOME - UNIT "J"**

**A-**

1111 : 2730]

13.

202-880-  
\$6

[illegible]

**EVERGREEN GARDEN ESTATES**  
R. & U. GROUP  
300 25<sup>TH</sup> AVE. & 50<sup>TH</sup> ST  
SOUTH-BAY COUNTY, CALIF.

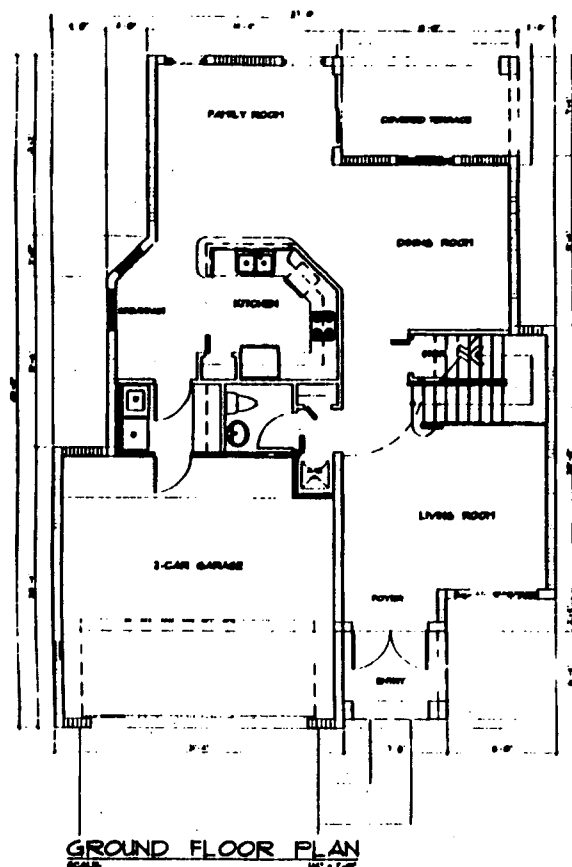
DATE 12-30-82  
PAGE 1 of 1  
1-21-83 10  
FOBI 100 1000000000

**SINGLE HOME - INT 33**

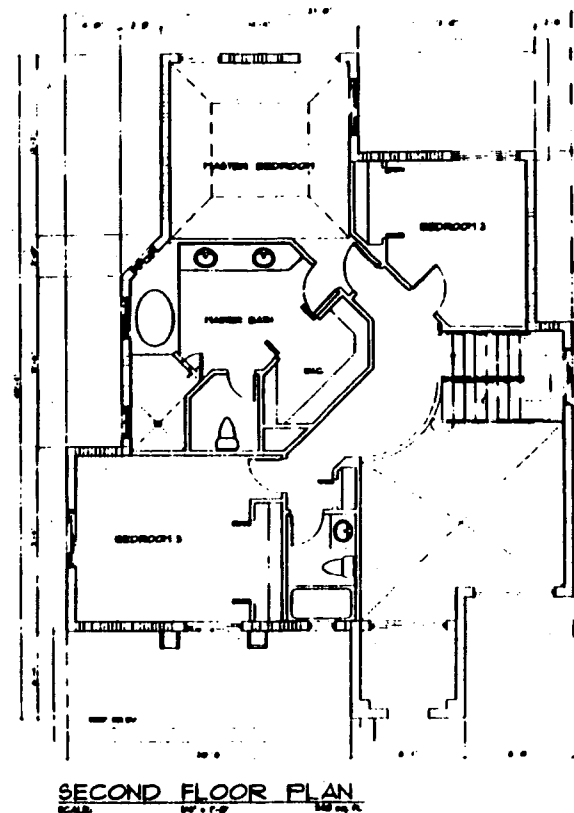
*[Handwritten signature]*

DATE: 11/11/11

**A-**



GR. SPAN	174 sq. ft.
STANDARD FLOOR	100 sq. ft.
STANDARD FLOOR	100 sq. ft.
TOTAL	374 sq. ft.
GR. SPAN	174 sq. ft.
STANDARD FLOOR	100 sq. ft.
TOTAL	274 sq. ft.
TOTAL APRIL	274 sq. ft.

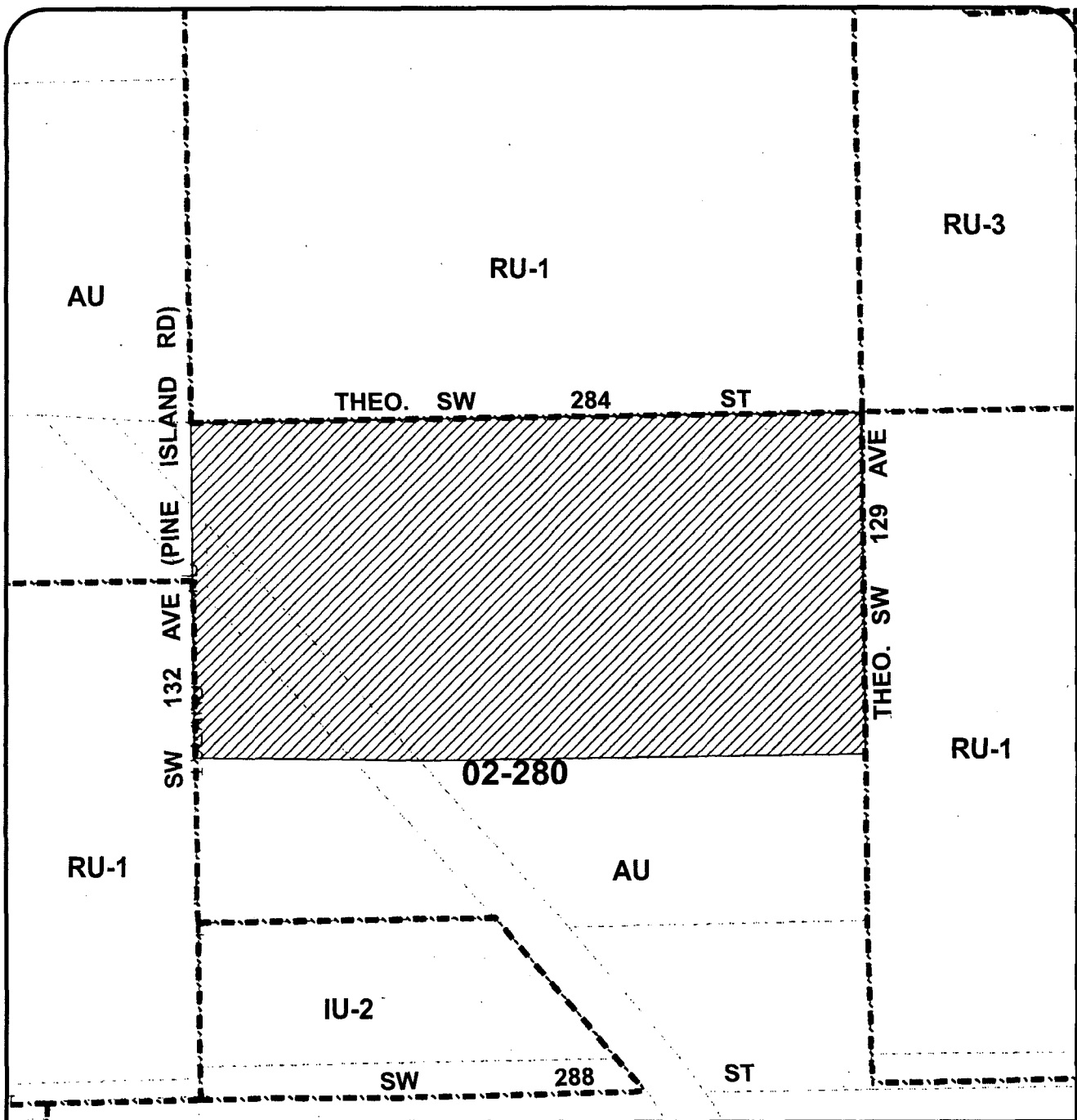


100-443887-1000  
FEB 12 2003

FS 202.280







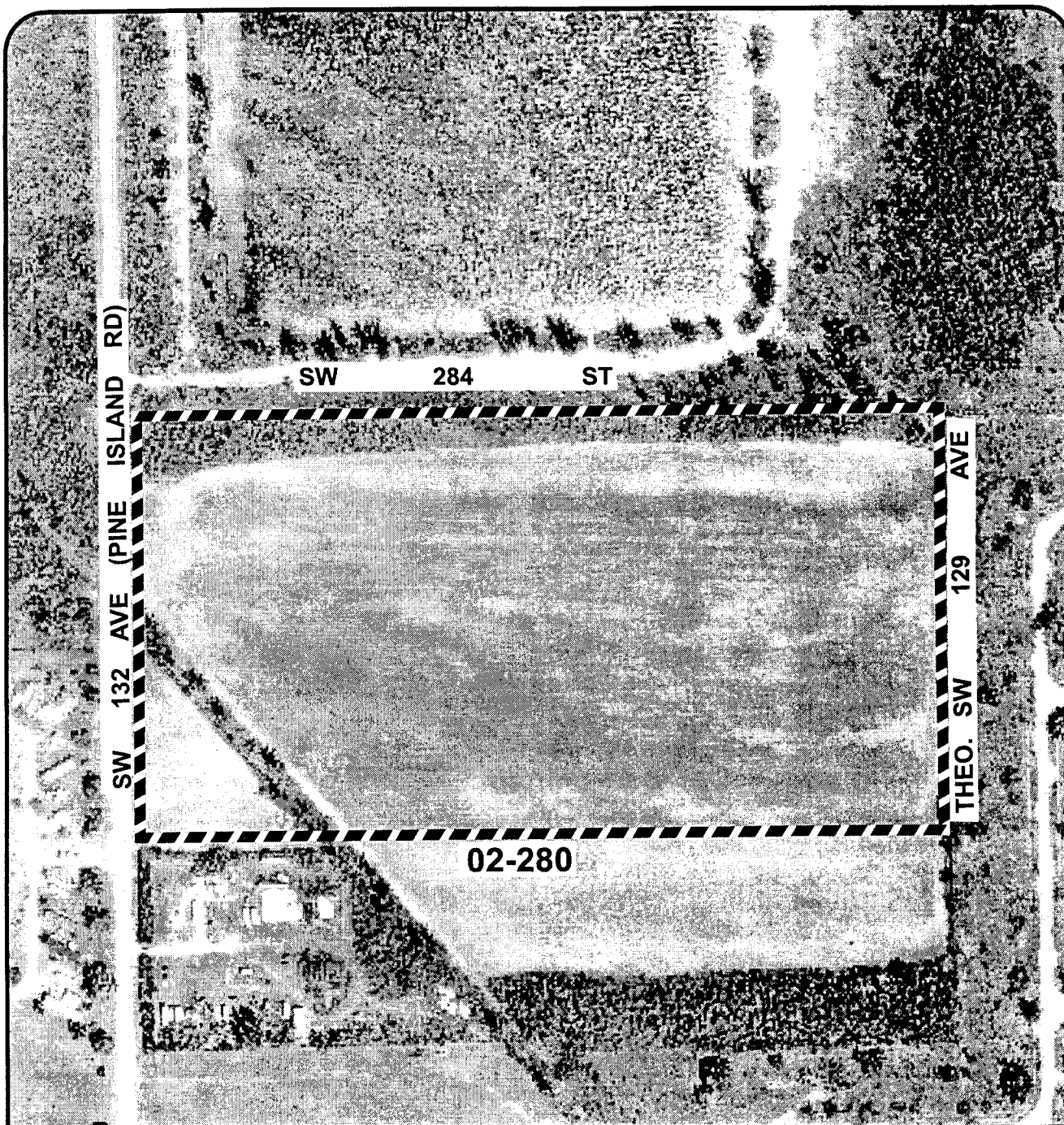
**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 02 Township: 57 Range: 39  
 Process Number: 02000280  
 Applicant: HENRY MORAT  
 District Number: 09  
 Zoning Board: C15  
 Drafter ID: CIRO  
 Scale: 1:300'



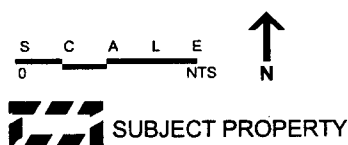
SUBJECT PROPERTY





MIAMI-DADE COUNTY  
**AERIAL**

Section: 02 Township: 57 Range: 39  
Process Number: 02000280  
Applicant: HENRY MORAT  
District Number: 09  
Zoning Board: C15  
Drafter ID: CIRO  
Scale: NTS



D. HENRY C. MORAT, TRUSTEE  
(Applicant)

03-1-CZ15-5 (02-280)  
BCC/District 9  
Hearing Date: 6/19/03

Property Owner (if different from applicant) Same.

Is there an option to purchase ☒ / lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? Robert Elias Trustee

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# TEAM METRO SOUTH OFFICE

## ENFORCEMENT HISTORY

Henry C. Morat, Trustee

Southeast corner of theoretical S W  
132 Ave (Pine Island RD) and  
theoretical SW 284 ST, Miami-Dade  
County, FL

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**APPLICANT**

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**ADDRESS**

06/19/2003

02-280

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**DATE**

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**HEARING NUMBER**

## ENFORCEMENT HISTORY:

No violations as of May 13, 2003



May 30, 2003

## ENFORCEMENT HISTORY

APPLICANT: Henry C. Morat, Trustee

ADDRESS: 20 Acres., Sec. of Theoretical SW 132<sup>nd</sup> Avenue and theoretical 284<sup>th</sup> Street, Miami-Dade County, Florida.

HEARING NUMBER: 03-1-CZ15-5

---

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking system and has found no open or closed enforcement records for the subject property identified on the Hearing Map in the subject application.

Prepared by: Mirna Leal  
Code Enforcement Officer I  
Enforcement Section, DERM  
(305) 372-6902



# MEMORANDU

107.07-17A

TO: Diane O'Quinn Williams, Director  
Department of Planning and Zoning  
ATTN: Franklin Gutierrez, Agenda Coordinator

DATE: June 2, 2003

SUBJECT: Statistical Data for Police  
Grids 2538, 1065, & 1066

FROM:   
Carlos Alvarez, Director  
Miami-Dade Police Department

Hrgs: 02-280; 01-300 & 02-29

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for three areas. These areas are located in police grids 2538, 1065, and 1066 respectively. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- The southeast corner of theoretical SW 132 Avenue (Pine Island Road) and theoretical SW 284 Street; applicant Henry C. Morat, Trustee. (Grid 2538) (02-280)
- The north side of NW 35 Lane, approximately 1000' west of NW 87 Avenue; applicant RDSE Management, Inc. (Grid 1065) (01-300)
- The west side of NW 82 Avenue, between NW 36 Street extension and theoretical NW 31 Street; applicant Pan American-Cardel Group, LC. (Grid 1066) (02-29)

Attachment 1 is a grid map of the areas with their selected grids highlighted. Data provided is for Calendar Year 2002 and January through April of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data was extracted from the Crime Information Warehouse, and includes police dispatch signals 13 through 55 (Attachment 2). Part I & II crime information was also extracted from the Crime Information Warehouse. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses (rape), robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson (Attachment 3).

A summary of the information requested is shown below:

Zoning Hrg #s	Grid and Year		Total Calls-For-Service	Total Part I & II Crimes
	Grid	Year		
02-280	Grid 2538	2002	1027	64
	Grid 2538	2003 (Jan-Apr)	345	25
01-300	Grid 1065	2002	1301	46
	Grid 1065	2003 (Jan-Apr)	393	12
02-29	Grid 1066	2002	1012	117
	Grid 1066	2003 (Jan-Apr)	332	27

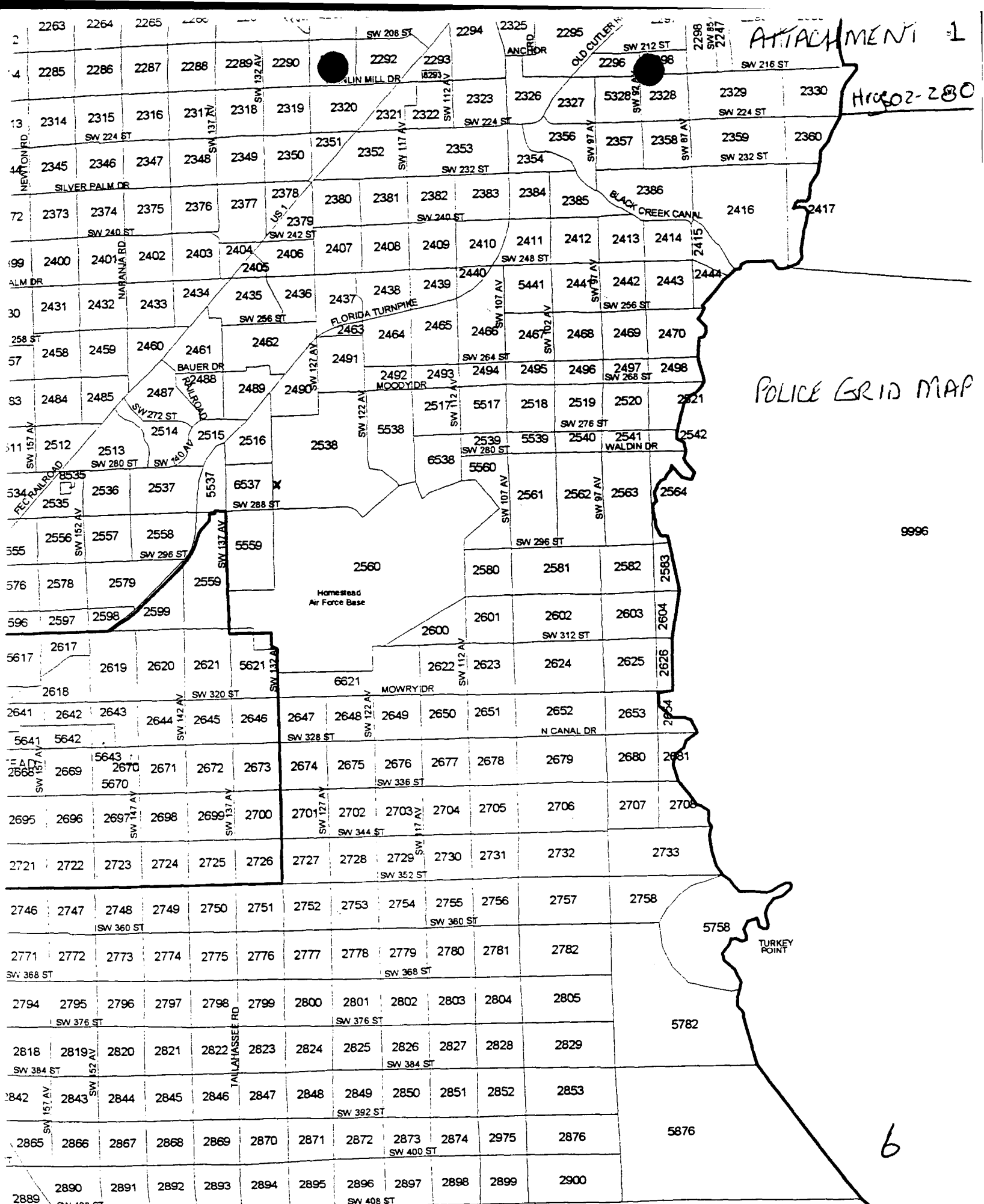
June 2, 2003

Should you require additional information or assistance, please contact Commander Veronica M. Salom, Budget and Planning Bureau, at 305-471-2520.

CA/pa

Attachments (3)

1. Area Grid Map
2. Total CFS by Grid, 2002, 2003 (Jan-Apr)
3. Part I & II Crimes, 2002, 2003 (Jan-Apr)



ATTACHMENT 1

HUGOZ-280

POLICE GRID MAP

9996

6



# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0", "1065", "1066", "2538" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1066	29	ROBBERY	4
	32	ASSAULT	22
	34	DISTURBANCE	29
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	3
	39	PRISONER	1
	41	SICK OR INJURED PERSON	13
	43	BAKER ACT	2
	47	BOMB OR EXPLOSIVE ALERT	1
	49	FIRE	6
	52	NARCOTICS INVESTIGATION	1
	54	FRAUD	10
Total Signals for Grid 1066 :			1012
Total Reported: 607			Total Not Reported: 405
2538	13	SPECIAL INFORMATION/ASSIGNMENT	86
	14	CONDUCT INVESTIGATION	136
	15	MEET AN OFFICER	332
	17	TRAFFIC ACCIDENT	17
	18	HIT AND RUN	5
	19	TRAFFIC STOP	51
	20	TRAFFIC DETAIL	5
	21	LOST OR STOLEN TAG	5

02-280 →

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0", "1065", "1066", "2538" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2538	22	AUTO THEFT	14
	25	BURGLAR ALARM RINGING	24
	26	BURGLARY	13
	27	LARCENY	26
	28	VANDALISM	10
	29	ROBBERY	6
	32	ASSAULT	74
	33	SEX OFFENSE	2
	34	DISTURBANCE	123
	36	MISSING PERSON	16
	37	SUSPICIOUS VEHICLE	1
	38	SUSPICIOUS PERSON	3
	39	PRISONER	30
	41	SICK OR INJURED PERSON	24
	43	BAKER ACT	8
	44	ATTEMPTED SUICIDE	5
	47	BOMB OR EXPLOSIVE ALERT	3
	49	FIRE	3
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	2
Total Signals for Grid 2538 :			1027
Total Reported: 772			Total Not Reported: 255

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2002-01-01 Thru 2002-12-31



Detail Filter: ( Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" ) and ( Dis.Grid in ( "0", "1065", "1066", "2538" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Crime Information Warehouse

Miami-Dade Police Department

Grid	Signal Code	Signal Description	Total
------	-------------	--------------------	-------

Total for All Grids : 3340

# Miami-Dade Police Department

## Summarized Grid Information By Signal

### For 2003-01-01 Thru 2003-04-30



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-05-01" ) and ( Dis.Grid in ( "1065", "1066", "2538" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1066	54	FRAUD	4
<b>Total Signals for Grid 1066 :</b>			<b>332</b>
<b>Total Reported:</b>			<b>200</b>
<b>Total Not Reported:</b>			<b>132</b>
→ 2538	13	SPECIAL INFORMATION/ASSIGNMENT	14
	14	CONDUCT INVESTIGATION	57
	15	MEET AN OFFICER	118
	17	TRAFFIC ACCIDENT	5
	18	HIT AND RUN	1
	19	TRAFFIC STOP	19
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	4
	25	BURGLAR ALARM RINGING	3
	26	BURGLARY	1
	27	LARCENY	10
	28	VANDALISM	1
	32	ASSAULT	28
	34	DISTURBANCE	38
	36	MISSING PERSON	6
	37	SUSPICIOUS VEHICLE	2
	38	SUSPICIOUS PERSON	1
	39	PRISONER	9
	41	SICK OR INJURED PERSON	14

# Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-04-30



Detail Filter: ( Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-05-01" ) and ( Dis.Grid in ( "1065", "1066", "2538" ) ) and ( Dis.Signal Code in ( "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55" ) ) and ( Dis.Primary Unit not contains '0000' ) and ( Dis.Primary Unit not contains 'SB' ) and ( Dis.Reporting Agency Code = substring ( '030', 1, 3 ) )

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2538.	43	BAKER ACT	4
	44	ATTEMPTED SUICIDE	1
	49	FIRE	3
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	1
Total Signals for Grid 2538 :			345
Total Reported: 261			Total Not Reported: 84

Total for All Grids : 1070



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT  
Part I and Part II Crimes w/o AOA  
For Specific Grids  
From 2002-01-01 Thru 2002-12-31  
YEAR: 2002

HITCH HIKING

Crime Information Warehouse

Grid(s): 0001, 1065, 1066, 2538

Part I Crimes	Total Crimes
Grid 1065	
2200 - BURGLARY	2
230F - SHOPLIFTING FROM A MOTOR VEHICLE	11
230G - SHOPLIFTING ALL OTHERS	19
2400 - MOTOR VEHICLE THEFT	2
Grid 1065 TOTAL	34 + 12 = 46
Grid 1066	
1200 - ROBBERY	5
130A - AGGRAVATED ASSAULT	12
2200 - BURGLARY	2
230A - POCKET PICKING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	29
230G - SHOPLIFTING ALL OTHERS	41
2400 - MOTOR VEHICLE THEFT	10
Grid 1066 TOTAL	100 + 17 = 117
Grid 2538	
1200 - ROBBERY	1
130A - AGGRAVATED ASSAULT	9
2200 - BURGLARY	7
230C - SHOPLIFTING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	2
230G - SHOPLIFTING ALL OTHERS	21
2400 - MOTOR VEHICLE THEFT	1
Grid 2538 TOTAL	42 + 22 = 64
Total Part I:	176

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Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT  
Part I and Part II Crimes w/o AOA  
For Specific Grids  
From 2002-01-01 Thru 2002-12-31  
YEAR: 2002

Crime Information Warehouse

Grid(s): 0001, 1065, 1066, 2538

PART II Crimes		Total Crimes
Grid 1065		
130B - SIMPLE ASSAULT		2
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		2
260A - FRAUD CON/SWINDLE/FALSE PRET.		7
260B - FRAUD CREDIT CARD/ATM		1
Grid 1065 TOTAL		12
Grid 1066		
130B - SIMPLE ASSAULT		11
350B - ILLEGAL DRUG EQUIPMENT		1
260A - FRAUD CON/SWINDLE/FALSE PRET.		4
260B - FRAUD CREDIT CARD/ATM		1
Grid 1066 TOTAL		17
Grid 2538		
130B - SIMPLE ASSAULT		21
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		1
Grid 2538 TOTAL		22
Total PART II :		51

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Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2002-01-01 Thru 2002-12-31**  
**YEAR: 2002**

Crime Information Warehouse

Grid(s): 0001, 1065, 1066, 2538

**Grand Total: 227**

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and OI.Reporting\_Agency\_Code = '030' and OIAoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ( "0001", "1065", "1066", "2538" )

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Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AO**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-04-30**  
**YEAR: 2003**

Crime Information Warehouse

Grid(s): 1065, 1066, 2538

Part I Crimes	Total Crimes
Grid 1065	
130A - AGGRAVATED ASSAULT	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	4
230G - SHOPLIFTING ALL OTHERS	1
2400 - MOTOR VEHICLE THEFT	1
Grid 1065 TOTAL	7 + 5 = 12
Grid 1066	
1200 - ROBBERY	1
2200 - BURGLARY	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	5
230G - SHOPLIFTING ALL OTHERS	10
2400 - MOTOR VEHICLE THEFT	2
Grid 1066 TOTAL	19 + 8 = 27
→ Grid 2538	
130A - AGGRAVATED ASSAULT	3
2200 - BURGLARY	1
230G - SHOPLIFTING ALL OTHERS	7
Grid 2538 TOTAL	11 + 14 = 25
<b>Total Part I :</b>	<b>37</b>

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Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AOA**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-04-30**  
**YEAR: 2003**

Crime Information Warehouse

Grid(s): 1065, 1066, 2538

<b>PART II Crimes</b>		<b>Total Crimes</b>
<b>Grid 1065</b>		
260A - FRAUD CON/SWINDLE/FALSE PRET.		3
260B - FRAUD CREDIT CARD/ATM		1
260D - IMPERSONATION		1
Grid 1065 TOTAL		5
<b>Grid 1066</b>		
130B - SIMPLE ASSAULT		5
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		1
260A - FRAUD CON/SWINDLE/FALSE PRET.		1
260D - IMPERSONATION		1
Grid 1066 TOTAL		8
<b>Grid 2538</b>		
130B - SIMPLE ASSAULT		12
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		1
350B - ILLEGAL DRUG EQUIPMENT		1
Grid 2538 TOTAL		14
<b>Total PART II :</b>		<b>27</b>

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Miami-Dade Police Department

**MIAMI-DADE POLICE DEPARTMENT**  
**Part I and Part II Crimes w/o AO**  
**For Specific Grids**  
**From 2003-01-01 Thru 2003-04-30**  
**YEAR: 2003**

Crime Information Warehouse

Grid(s): 1065, 1066, 2538

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**Grand Total: 64**

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-05-01" and OI.Offense.Ucr Code in ( '090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000' ) and OI.Reporting\_Agency\_Code = '030' and OIAaa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ( "1065", "1066", "2538" )

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**MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 15  
MOTION SLIP**

**Applicant Name:** HENRY C MORAT, TRUSTEE

**Representative:** Simon Ferro

**Objectors:** None

**Hearing No.** 03-1-CZ15-5 (02-280)

**Hearing Date:** January 30, 2003

**Resolution No. CZAB15-\_\_\_\_-03**

**Motion:**

Per Department \_\_\_\_\_

**Standard Conditions:** \_\_\_\_\_

Per DIC \_\_\_\_\_

**Deferred to:** 2/27/03

Approved as Requested \_\_\_\_\_

**Withdrawal** \_\_\_\_\_

Denied Without Prejudice \_\_\_\_\_

Denied With Prejudice \_\_\_\_\_

**Other:** At applicant's request with no further  
readvertisement.

**Revised plans accepted?** YES \_\_\_\_\_

**Covenant accepted?** YES \_\_\_\_\_

	Yes	No	Absent
Daniel L. Adams S	✓		
Leonard Anthony	✓		
JoAnn Bova	✓		
Paul S. Vrooman M	✓		
Nancy McCue	✓		

**VOTE:** 5 TO 0

**EXHIBITS:** YES \_\_\_\_\_ NO ✓

**County Attorney:** Ronald Bernstein

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Henry C. Morat, Trustee

**PH:** Z02-280 (03-1-CZ15-5)

**SECTION:** 2-57-39

**DATE:** June 19, 2003

**COMMISSION DISTRICT:** 9

**ITEM NO.:** D

=====

**A. INTRODUCTION**

o **REQUEST:**

HENRY C. MORAT is appealing the decision of Community Zoning Appeals Board #15 which denied the following:

AU to RU-1M(a)

o **SUMMARY OF REQUEST:**

The applicant is appealing the decision of the Community Zoning Appeals Board-15 which denied a zone change on the subject property from agricultural district to modified single family residential district.

o **LOCATION:**

The Southeast corner of theoretical S.W. 132 Avenue (Pine Island Road) & theoretical S.W. 284 Street, Miami-Dade County, Florida.

o **SIZE:** 20 acres.

o **IMPACT:**

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant

Residential, 2.5 to 6 dua

Surrounding Properties:

NORTH: RU-1; vacant

Residential, 2.5 to 6 dua

SOUTH: AU; vacant

Residential, 2.5 to 6 dua

EAST: RU-1; vacant

Residential, 2.5 to 6 dua

WEST: AU & RU-1; trailers & vacant

Residential, 2.5 to 6 dua

The subject parcel is located west of the Homestead Regional Airport F/K/A the Homestead Air Force Base, east of SW 132 Avenue and north of SW 288 Street. The area is characterized by single family housing and a trailer park development. A number of small shopping areas lie near and adjacent to US1, which lies to the west of the subject property.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board

shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**G. . NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>Objects</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>101 students</b>

**H. ANALYSIS:**

This application was deferred from the June 5, 2003 meeting of the Board of County Commissioners. The applicant is appealing the February 27, 2003 decision of the Community Zoning Appeals Board-15 which denied this application without prejudice by a vote of 3-1.

The subject property is located on the southeast corner of theoretical SW 132 Avenue and theoretical SW 284 Street. The applicant is seeking a district boundary change from AU, Agricultural District, to RU-1M(a), Modified Single Family Residential District. RU-1M(a) zoning permits a maximum density of 6.97 units per acre, a minimum lot area of 5,000 sq. ft., and a minimum width of 50'. Although not required to submit a site plan with the proposed zone change, the applicant has submitted a site plan indicating the development of the property with 109 single family residences. The applicant intends to proffer a covenant limiting the development of the site to the site plan submitted and to 109 residential units.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department objects** to this application. Said Department will require the applicant to redesign the plan to conform with the approved tentative plat to the north and eliminate SW 129 Avenue. This land requires platting and, additionally, said Department will require the applicant to provide paved public access to the site. The proposed zone change will generate an additional **116 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not

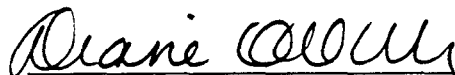
change the level of service (LOS) on same which are currently at LOS "A," "B," and "C." Miami-Dade Public Schools indicates in their memorandum pertaining to this application that the proposed zoning will bring an additional **101 students** into the area's public schools.

This application will allow the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 120 residential units on this site. The proposed RU-1M(a) zoning will allow the applicant to develop the site with 138 single family residential units at a density of 6.97 units per acre. As such, the RU-1M(a) zoning proposed would be inconsistent with the Master Plan without a covenant limiting the maximum density of the site to 6.0 units per gross acre. The applicant intends to proffer said covenant and, as such, this application will be **consistent** with the CDMP. Additionally, the 109 single family residences depicted in the submitted plans is below the maximum permitted by the CDMP and, as such, said plans are also consistent with the CDMP. As previously mentioned, the applicant intends to covenant the development of the site to said plans. The applicant has incorporated sound urban design principles in the plans submitted by providing a community plaza in the center of a block within the development, connectivity to the adjacent street network, and pedestrian connectivity throughout the development. The proposed RU-1M(a) zoning, in addition to the plans submitted, will be compatible with the surrounding area which consists of RU-1 zoning to the north, east, and a portion of the west, and RU-3 zoning to the northeast. Notwithstanding the aforementioned, based on the Public Works Department's objection to the site plan as submitted, staff recommends denial without prejudice of this application or deferral to allow the applicant to submit a revised plan to comply with the concerns of the Public Works Department.

I. **RECOMMENDATION:** Denial without prejudice or deferral.

J. **CONDITIONS:** None.

DATE INSPECTED: 12/30/02  
DATE TYPED: 01/14/03  
DATE REVISED: 01/23/03; 02/11/03; 02/20/03; 05/07/03; 05/27/03; 06/09/03  
DATE FINALIZED: 06/09/03  
DO:QW:AJT:MTF:REM:JDR

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning





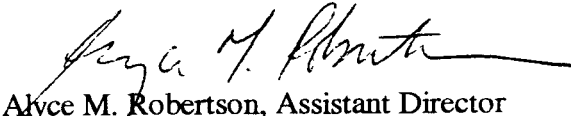
MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: October 8, 2002

SUBJECT: C-15 #Z2002000280  
Henry C. Morat Trustee  
SEC of theoretical SW 132<sup>nd</sup> Avenue  
and theoretical 284<sup>th</sup> Street  
DBC from AU to RU-1M (A)  
(AU) (20 Ac.)  
02-57-39

FROM:   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is

advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Henry C. Morat, Trustee

This Department objects to this application.

Redesign site plan to conform with approved tentative plat to the north and to eliminate SW 129 Ave. Applicant may need to contact the Public Works Department.

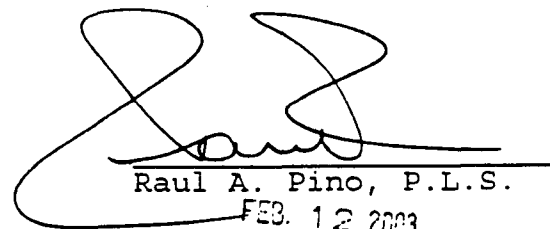
Must provide paved public access to this site.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 116 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9928	SW 288 St. w/o SW 137 Ave.	A	A
9822	SW 137 Ave. s/o US-1	B	B
9922	SW 268 St. w/o SW 127 Ave.	B	B
9926	SW 280 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

  
Raul A. Pino, P.L.S.  
FEB. 12 2003  
Date



# **Miami-Dade County Public Schools**

*giving our students the world*

**Ana Rijo-Conde, Interim Assistant Superintendent**  
*Facilities Operations, Maintenance and Planning*

**Miami-Dade County School Board**

*Dr. Michael M. Krop, Chair*  
*Dr. Robert B. Ingram, Vice Chair*  
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*Frank J. Bolaños*  
*Frank J. Cobo*  
*Perla Tabares Hantman*  
*Betsy H. Kaplan*  
*Dr. Marta Pérez*  
*Dr. Solomon C. Stinson*

May 23, 2003

Ms. Ruth Ellis Myers, Acting Supervisor  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Superintendent  
of Schools**  
Merrett R. Stierheim

**Re: Henry C. Morat, Trustee - Application No. 02-280 (CC15)**  
**Southeast Corner of SW 132 Avenue and SW 284 Street**  
**REVISED**

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH capacity utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two school facilities meet the referenced review threshold. The proposed residential development will impact Centennial Middle School and Homestead Senior High School currently operating at 117% and 129% of FISH capacity utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity utilization of Centennial Middle School and Homestead Senior High School to 119% and 130%, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 12, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with District to discuss possible options that may accommodate new students generated by the proposed application. The School District will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Please note that the District's current 5-year work plan does not include any relief schools in the area.

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Ms. Ruth Ellis Myers  
May 23, 2003  
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

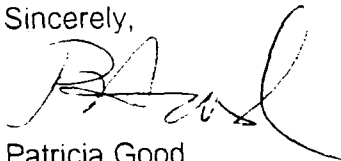
$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 109-unit development is estimated to generate approximately \$266,832 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good  
Coordinator III

PG:am  
L-1174  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Ivan Rodriguez  
Ms. Vivian Villaamil  
Mr. Simon Ferro

**REVISED  
SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 02-280, Henry C. Morat, Trustee (CC15)

**REQUEST:** Zone change from AU to RU-1M(a)

**ACRES:** 20 acres

**LOCATION:** Southeast Corner of SW 132 Avenue and SW 284 Street

**NUMBER OF  
UNITS:** 109 units (as per information provided by the County 5/23/03)

**ESTIMATED  
STUDENT  
POPULATION:** 92 students\*

**ELEMENTARY:** 42

**MIDDLE:** 23

**SENIOR:** 27

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** W. A. Chapman Elementary - 27190 SW 140 Ave.

**MIDDLE:** Centennial Middle - 8601 SW 212 St.

**SENIOR HIGH:** Homestead Senior - 2351 SE 12 Ave.

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
W. A. Chapman Elem.	883/ 925*	809	109%/ 114%*	64	101%/ 106%*
Centennial Middle	1203/ 1226*	913	132%/ 134%*	114	117%/ 119%*
Homestead Sr.	3315/ 3342*	2569	129%/ 130%*	0	129%/ 130%*

\*includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

**ADDITIONAL SCHOOL INFORMATION:** The following information was provided by school site personnel or other data sources in October 2002:

**W. A. Chapman Elementary:**

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements in the past school year:	Media Center and Computer wiring
Recognition for Academic Achievement::	None
Special Programs:	Before/After School Care
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Art and Music

**Centennial Middle:**

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements in the past school year:

Computer Lab

Recognition for Academic Achievement::

Various individual awards for academic achievement

Special Programs:

Enrichment Classes

Lunch schedule:

Begins at 11:23 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium, Storage Room and Book Room

Teachers required to float/travel:

None

**Homestead Senior High:**

Access to computers:

In each classroom, in special computer labs and Media Center

Capital Improvements in the past school year:

Media Center

Recognition for Academic Achievement:

College Board Insp. and Grant/Scholarships

Special Programs:

Magnet programs and Enrichment classes

Lunch schedule:

Begins at 11:35 a.m.

Non-instructional space utilized for instructional purposes:

Teacher's Workroom, Auditorium, Media Center and Storage room

Teachers required to float/travel:

Drama and Math



**PLANNED RELIEF SCHOOLS IN THE AREA (information as of April 2003):**

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
N/A		

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$536,636.

**CAPITAL COSTS:** Based on the State's April-2003 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	42 x	\$ 13,185	=	\$ 553,770
MIDDLE	23 x	\$ 15,118	=	\$ 347,714
SENIOR	27 x	\$ 20,005	=	\$ 540,135
Total Potential Capital Cost				\$1,441,619

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

**PREVIOUSLY APPROVED DEVELOPMENT REPORT**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

	Applicant Name (Address)	Location (Address)	Units/ Students	Schools	CC14 Date	CC15 Date
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	APPROVED
7	VICTOR F. SEJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-6 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/06/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/06/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO. ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

Note: There are three applications that are pending which would generate 39 students.

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**PREVIOUSLY APPROVED DEVELOPMENT REPORT**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

Project Number	Applicant Name	Location Address	Units/Students	Comments	CC15/CC14 Date	Approval Status
1	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 8/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	CC15 8/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 8/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and SW 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 82 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED \$128,400 O/A
10	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	475 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

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**PREVIOUSLY APPROVED DEVELOPMENT REPORT**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

16	ALLAPATTAH NURSERY, LTD #02-185 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-66	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	78 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S to Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	56 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 264 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 691 students.

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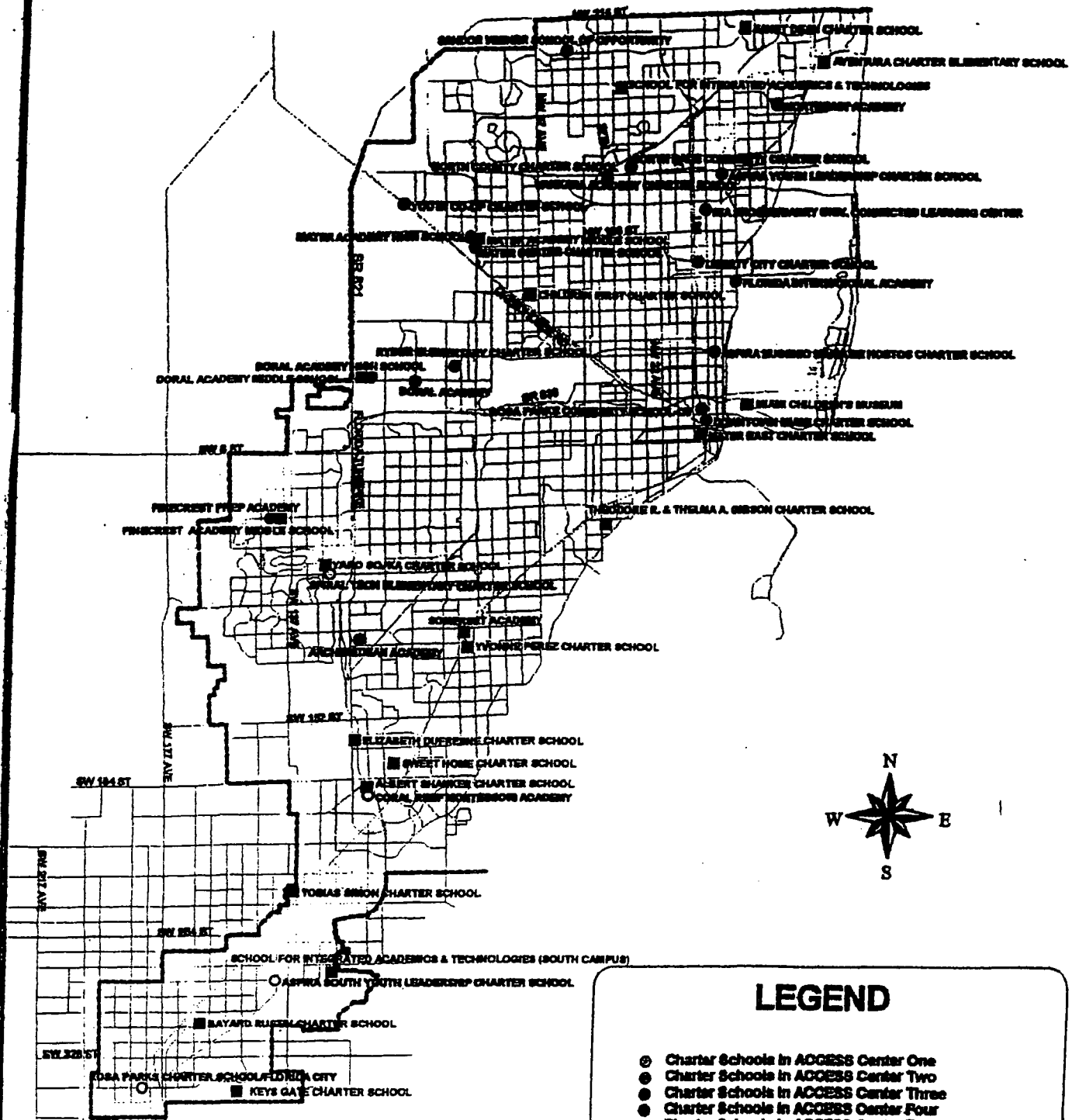
**PREVIOUSLY APPROVED DEVELOPMENT REPORT**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE STATION POPULATION PERCENTAGE RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
<b>ELEMENTARY TOTALS</b>	<b>12262</b>	<b>1130</b>	<b>12382</b>	<b>9273</b>	<b>727</b>	<b>124%</b>
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
<b>MIDDLE TOTALS</b>	<b>10405</b>	<b>502</b>	<b>10907</b>	<b>7476</b>	<b>405</b>	<b>135%</b>
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
<b>SENIOR HIGH TOTALS</b>	<b>10322</b>	<b>457</b>	<b>10780</b>	<b>6812</b>	<b>592</b>	<b>149%</b>

<b>TOTAL</b>	<b>32680</b>	<b>2089</b>	<b>34769</b>	<b>23561</b>	<b>1727</b>	<b>137%</b>
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# Charter Schools by ACCESS Center



PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY \_\_\_\_\_ AMOUNT OF FEE 399.00

RECEIPT # \_\_\_\_\_

DATE HEARD: 2, 27, 03

BY CZAB # 15

**RECEIVED**  
MAR 12 2003

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY [Signature]

DATE RECEIVED STAMP

\*\*\*\*\*  
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 02-280

Filed in the name of (Applicant) Henry C. Morat, Trustee

Name of Appellant, if other than applicant Henry C. Morat, Trustee

Address/Location of APPELLANT'S property: Southeast corner of theoretical SW 132 Avenue (Pine Island Road) and Theoretical SW 284 Street, Miami-Dade County, Florida.

Application, or part of Application being Appealed (Explanation): The entire application is being appealed

Appellant (name): Henry C. Morat, Trustee, by his attorney Simon Ferro  
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reverse) of the ruling of the Community Zoning Appeals Board are as follows:  
(State in brief and concise language)

The Community Counsel erred in denying the application. The request, with the proffered covenant is compatible with the Land Use Plan and the general development pattern of the area. The application meets all levels of service and had the support and approval of the Director of the Planning and Zoning Department.

**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Henry C. Morat, Trustee, by his attorney, Simon Ferro, (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board mailer because of the following:

(Check all that apply)

- X   1. Participation at the hearing  
  X   2. Original Applicant  
       3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

**Witnesses:**

Catherine Lucas  
Signature

Catherine Lucas  
Print Name

[Signature]  
Appellant's signature

SIMON FERRO  
Print Name

Carolyn P. Hodge  
Signature

Carolyn P. Hodge  
Print Name

Sworn to and subscribed before me on the 11<sup>th</sup> day of March year 2003.

Appellant is personally know to me or has produced \_\_\_\_\_ as identification.

Leyla M. Salas  
Notary (Stamp/Seal)

Commission Expires:

38

OFFICIAL NOTARY SEAL  
LEYLA M. SALAS  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. DD060084  
MY COMMISSION EXP. SEPT 24, 2004



APPELLANT MUST SIGN THIS PAGE

Date \_\_\_\_\_ day of March, year: 2003

Signed \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an  
association or other entity, so indicate:

Representing \_\_\_\_\_

[Signature]  
Signature

\_\_\_\_\_  
SIMON FERRO

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
1221 Brickell Avenue  
Address

\_\_\_\_\_  
Miami Florida 33131  
City State Zip

\_\_\_\_\_  
(305)579-0500  
Telephone Number

Subscribed and Sworn to before me on the 11<sup>th</sup> day of March, year 2003

[Signature]  
Notary Public

(stamp/seal)

Commission expires:

OFFICIAL NOTARY SEAL  
LEYLA M SALAS  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. DD060084  
MY COMMISSION EXP. SEPT 24, 2005

**RESOLUTION NO. CZAB15-4-03**

**WHEREAS, HENRY C MORAT, TRUSTEE** applied for the following:

AU to RU-1M(a)

**SUBJECT PROPERTY:** The north ½ of the SW ¼ of the NE ¼ all being in Section 2, Township 57 South, Range 39 East.

**LOCATION:** The Southeast corner of theoretical S.W. 132 Avenue (Pine Island Road) & theoretical S.W. 284 Street, Miami-Dade County, Florida, and

**WHEREAS,** a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

**WHEREAS,** upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-1M(a) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

**WHEREAS,** a motion to deny the application was offered by Leonard Anthony, seconded by Daniel L. Adams, and upon a poll of the members present the vote was as follows:

Daniel L. Adams	aye	JoAnn Bova	nay
Leonard Anthony	aye	Paul S. Vrooman	aye
Nancy McCue		absent	

**NOW THEREFORE BE IT RESOLVED** by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary change to RU-1M(a) be and the same is hereby denied without prejudice.

40

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 27<sup>th</sup> day of February, 2003.

Hearing No. 03-1-CZ15-5  
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

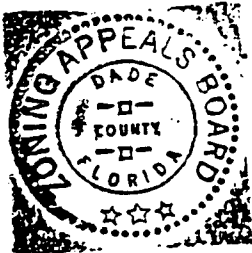
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 15, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB15-4-03 adopted by said Community Zoning Appeals Board at its meeting held on the 27<sup>th</sup> day of February, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19<sup>th</sup> day of March, 2003.



Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

SEAL



DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>CORPORATION NAME</u>	<u>Percentage of Stock</u>
<u>NAME, ADDRESS AND OFFICE</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

— SEE DISCLOSURE AFFIDAVIT ATTACHED —

<u>TRUST NAME</u>	<u>Percentage of Interest</u>
<u>NAME AND ADDRESS</u>	

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Robert Elias, trustee  
 NAME

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

- Royal Group Pension Plan  
Alicio Pina  
Nirma Pina

— 66%  
50%  
50%

- J.S.M. Holding corp Inc  
Michael S. Jones  
Linda H. Jones

— 33%  
50%  
50%

Date of contract: 9/03/02

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Wayne A. Rotolante  
WAYNE A. ROTOLANTE TRUSTEE

(Applicant) \_\_\_\_\_

Sworn to and subscribed before me,

this 4th day of SEPT., 2002

(SEAL)

Michael S. Jones  
Notary Public, State of Florida at Large



Michael S. Jones  
Commission # CC 793553  
Expires JAN. 13, 2003  
BONDED THRU  
ATLANTIC BONDING CO., INC.

My Commission Expires:

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

1. Affiant states that he is the owner of and holds title to that certain real property described as:

2. Affiant certifies that the names and addresses of every person having a beneficial interest in said real property, however small or minimal, are:

<u>NAME</u>	<u>TITLE</u>	<u>PERCENT</u>	<u>ADDRESS</u>
Roger F. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Wayne A. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Brian H. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Denis W. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
David N. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Joel S. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Lisa R. Rotolante Criado	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143

**FURTHER AFFLANT SAYETH NAUGHT.**

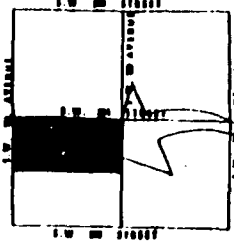
SWORN TO AND SUBSCRIBED before me this                      day of    September 4    , 2002, by  
                  WAYNE A. ROTOLANTE TRUSTEE                      who is personally known by me and who  
 produced the following Identification Fla Drivers License R345-881-45-288 O  
 and who did take an Oath.

 **Michael S. Jones**  
Commission # CC 793553  
Expires JAN. 13, 2003  
**BONDED THRU**  
**ATLANTIC BONDING CO. INC.**



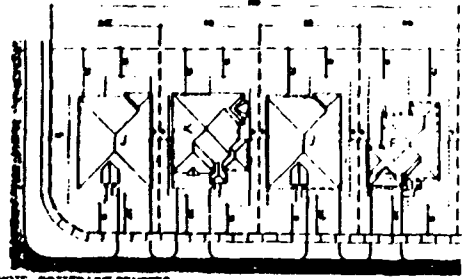
# LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 28 EAST, LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA. THIS INCLUDES THE RAIL ROAD RIGHT OF WAY TRACED IN PART OF THE PROPERTY.



SUBJECT PROPERTY

SCALE 1" = 30'-0"



NOTE: DOTTED LINE DENOTES MAXIMUM SETBACK LIMITS PERMITTED

TYPICAL LOT LAYOUT SCALE 1" = 30'-0"

NOTE: A HOMEOWNERS ASSOCIATION SPECIALLY CREATED FOR THIS DEVELOPMENT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND LANDSCAPING OF THE COMMUNITY PARK.

## SINGLE HOME PARCEL AREA BREAKDOWN - ZONING RU-1M (B)

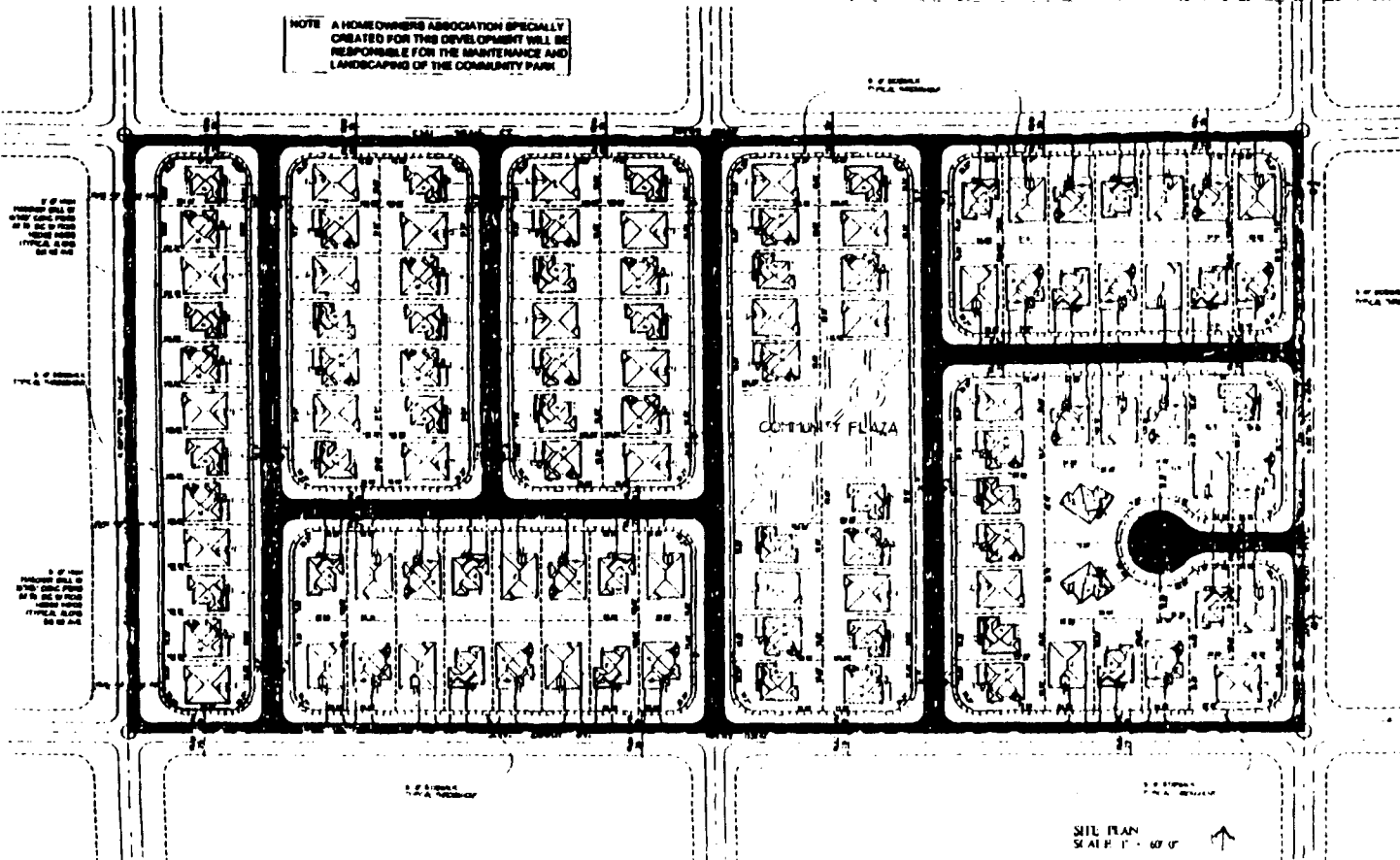
TOTAL SITE AREA (GROSS)	883,416 SQ. FT. (20.21 ACRES)
GROSS SITE DENSITY	5.31 UNITS / ACRE
STREET FRONTAGE	275,521 SQ. FT. (6.31 ACRES)
LAKE	0
NET AREA	811,801 SQ. FT. (18.6 ACRES)
NET SITE DENSITY	7.87 UNITS / ACRE
COMMUNITY PARKS	30,500 SQ. FT. (0.70 ACRES)
MINIMUM LOT SIZE	50' x 100' = 5,000 SQ. FT.
AVERAGE LOT SIZE	5,368 SQ. FT.
MAX. LOT COVERAGE (PER LOT)	40%
MAXIMUM HEIGHT	2 STORY (30')

## UNIT BREAKDOWN

MODEL "A"	28 UNITS
MODEL "B"	28 UNITS
MODEL "C"	28 UNITS
TOTAL OF UNITS	108 UNITS

## PROPOSED MIN. SETBACKS

FRONT	30% OF LOT WIDTH	18'
	80% OF LOT WIDTH	28' IF NO GARAGE
		28' IF GARAGE
REAR	30% OF LOT WIDTH	28'
	80% OF LOT WIDTH	18'
SIDE (INTERIOR)		8'
SIDE STREET		18'



SITE PLAN SCALE 1" = 60'-0"

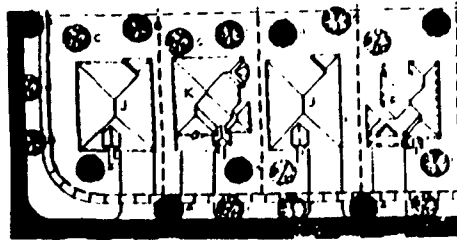
Bellon Milanés

EVERGREEN GARDEN ESTATES  
R & U GROUP  
3012 N.W. 11th St.  
MIAMI, FL 33136

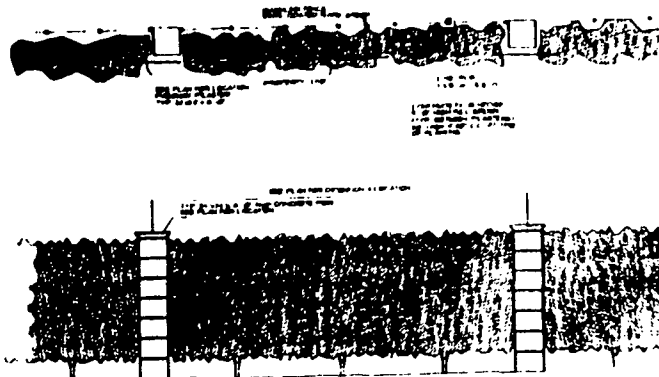
SITE PLAN

SP 1

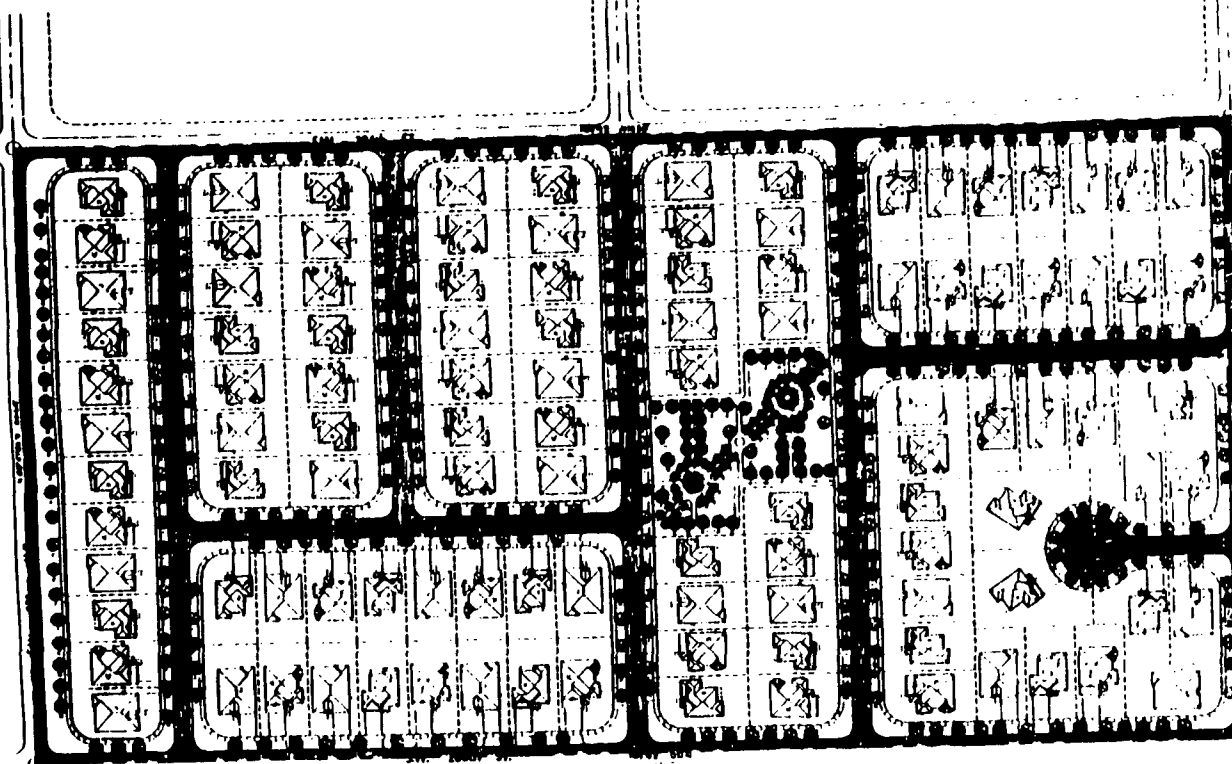
202.280



TYPICAL LOT LAYOUT  
SHEET 1 OF 4



TYPICAL FENCE DETAIL  
N.T.S.



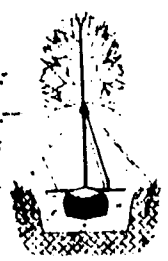
LANDSCAPE SITE PLAN  
SCALE 1" = 40'

48

ALL NOTES  
1. ALL PLANTING SHALL BE DONE BY THE OWNER PRIOR TO THE START OF CONSTRUCTION.  
2. ALL PLANTING SHALL BE DONE BY THE OWNER PRIOR TO THE START OF CONSTRUCTION.  
3. ALL PLANTING SHALL BE DONE BY THE OWNER PRIOR TO THE START OF CONSTRUCTION.

ALL PLANTING SHALL BE DONE BY THE OWNER PRIOR TO THE START OF CONSTRUCTION.

PLANT NAME	QUANTITY	HEIGHT	SPACING	QUANTITY
1. LARIX LARicina	1	10'	10'	100
2. PICEA canadensis	1	10'	10'	100
3. TAXUS canadensis	1	10'	10'	100
4. QUERCUS prinus	1	10'	10'	100
5. JUNIPERUS communis	1	10'	10'	100
6. HYDRANGEA macrophylla	1	10'	10'	100
7. RHODODENDRON	1	10'	10'	100
8. LILY	1	10'	10'	100
9. ROSE	1	10'	10'	100
10. IRIS	1	10'	10'	100
11. TULIP	1	10'	10'	100
12. DAFODIL	1	10'	10'	100
13. HYACINTH	1	10'	10'	100
14. ANEMONE	1	10'	10'	100
15. PANSY	1	10'	10'	100
16. VIOLET	1	10'	10'	100
17. PRIMULA	1	10'	10'	100
18. CAMELLIA	1	10'	10'	100
19. NIPHEA	1	10'	10'	100
20. LILY	1	10'	10'	100



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

Belton Milanes

EVERGREEN GARDEN ESTATES  
R. & L. GROUT  
1000 S. 10th St.  
SANDOZ COUNTY, FLORIDA

LANDSCAPE PLAN  
1P-1

280-280

49

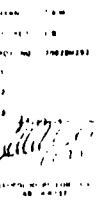


100% SATISFACTION GUARANTEE  
 WE'LL BUILD IT YOUR WAY  
 OR YOUR MONEY BACK  
 NO HIDDEN FEES  
 NO SURPRISES  
 NO DELAYS  
 NO PROBLEMS  
 NO STRESS  
 NO WORRIES  
 NO REGRETS  
 NO LIES  
 NO TRUTH

EVERGREEN GARDEN ESTATES

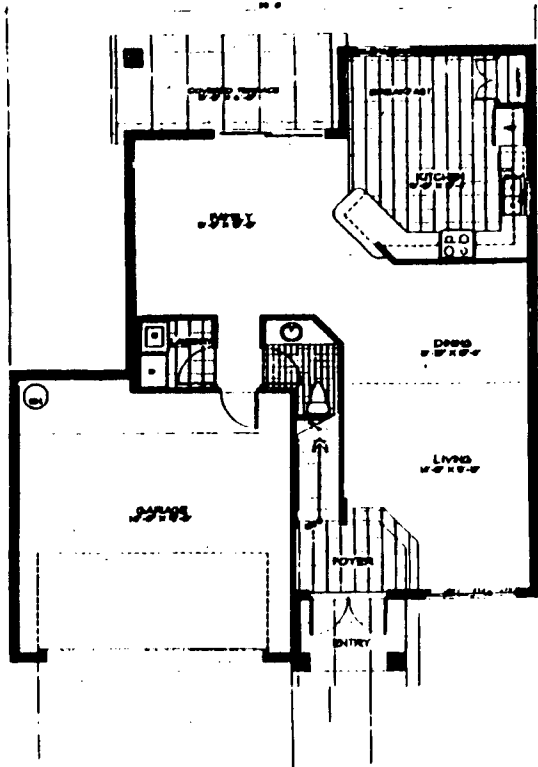
R. & L. GROUP  
 1000 S. 12th Ave. # 200  
 TAMPA, FL 33606

UNIT MODEL 'F' - FLOOR PLANS

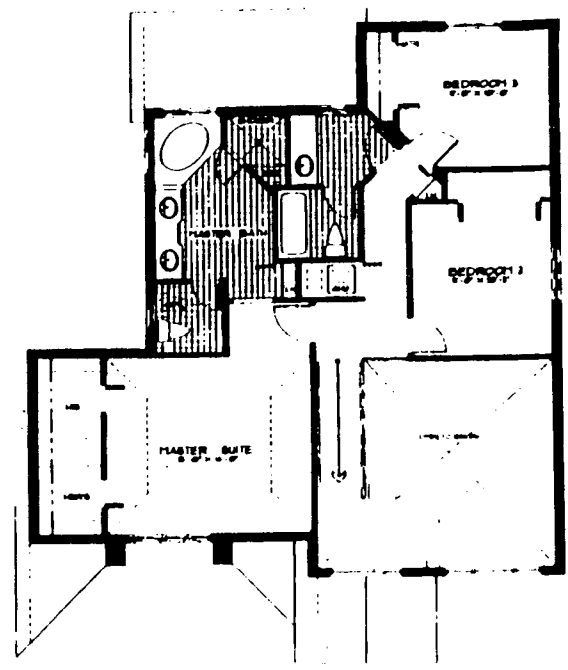


UNIT MODEL 'F' - FLOOR PLANS

A-1



GROUND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

MODEL 'F'

AREA	TABLE
AC SPACE	15.5
GROUND FLOOR	15.5
SECOND FLOOR	15.5
TOTAL	31.0
COVERED	15.5
ENTRY	15.5
COVERED	15.5
TOTAL AREA	31.0

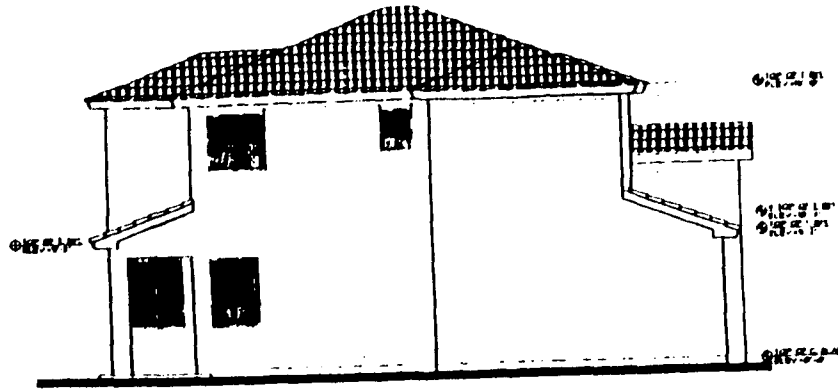
LOT COVERAGE

MAXIMUM LOT COVERAGE  
 FOR MINIMUM 1/2 ACRE LOT OF 50,000 SQ. FT.  
 PROVIDED LOT COVERAGE  
 FOR MINIMUM 1/2 ACRE LOT OF 50,000 SQ. FT.

100' 0" x 100' 0" = 10,000 SQ. FT.  
 100' 0" x 100' 0" = 10,000 SQ. FT.

202-280

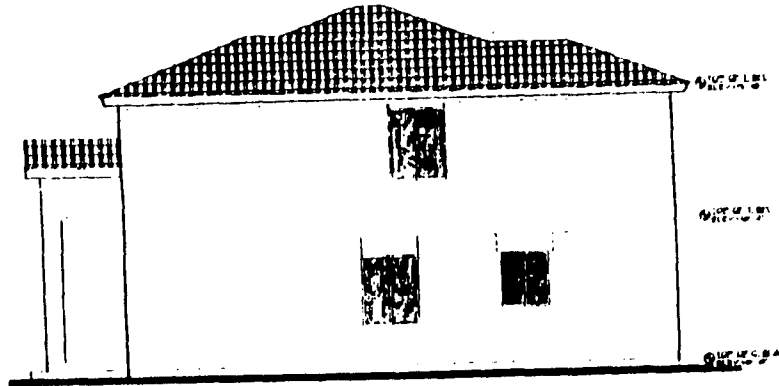
FL



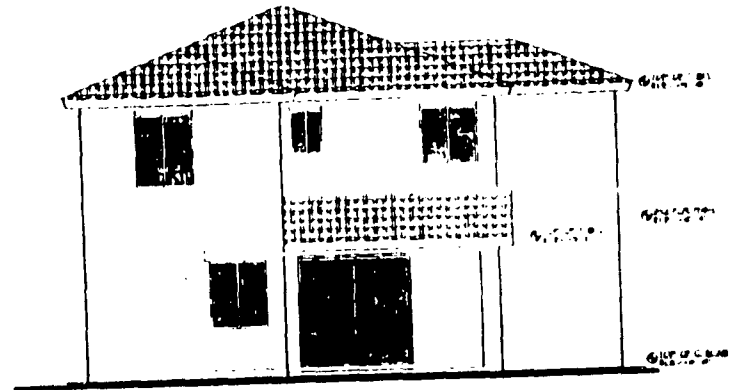
LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS  
UNIT "T"

EVERGREEN GARDEN ESTATES  
R. & U. GROUP  
10000 COUNTY ROAD 100  
MADISON, ALABAMA 35705

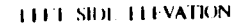
UNIT MODEL "T" - ELEVATIONS

DATE: 11-10-83  
DRAWN: J. B.  
CHECKED: J. B.  
SCALE: 1/8" = 1'-0"  
SHEET NO. 111  
TOTAL SHEETS: 114  
NO. 0013205  
A-2

11-12-83

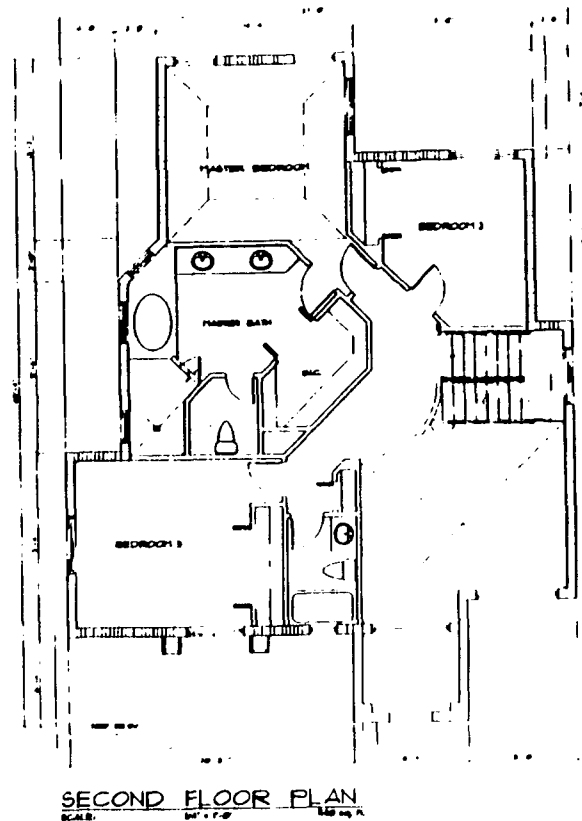
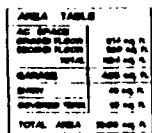
*Handwritten signature and number:*  
202-280

SINGLE HOME - UNIT "J"



AC SPACE	14722 sq ft
GARAGE	3730 sq ft
ENTRY	500 sq ft
TOTAL AREA	19050 sq ft

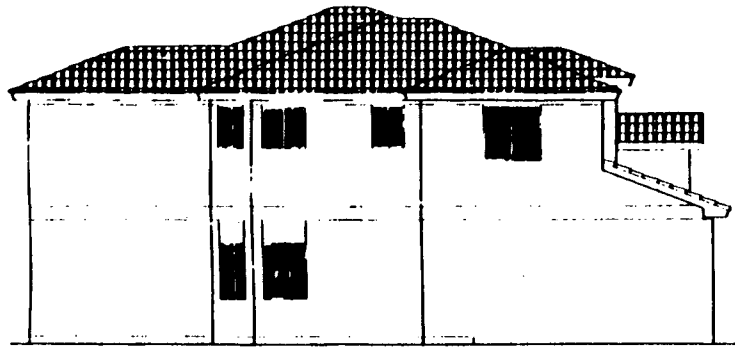
202-280-1111



SECOND FLOOR PLAN

113-12803

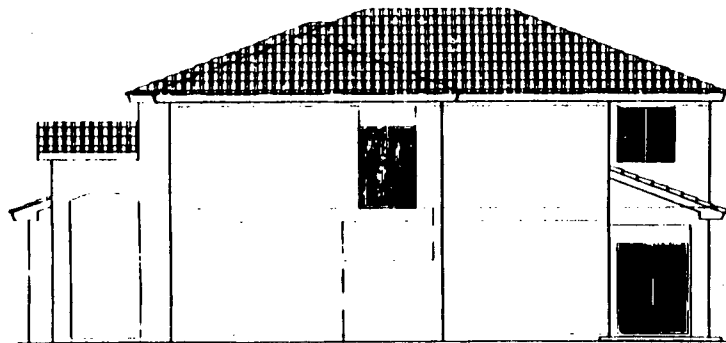
FE 202.280



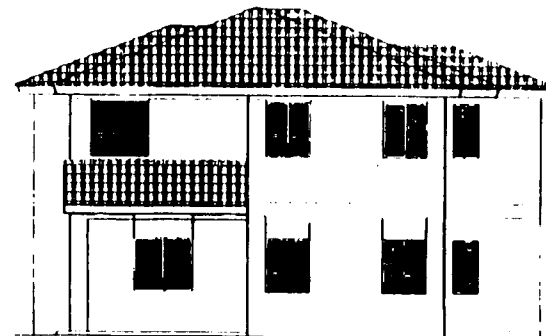
LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

**Jellon  
Milanes**

53

11200 S.W. 100th Avenue  
Suite 100  
Miami, Florida 33156  
P (305) 270-1170  
F (305) 270-1170  
WWW.JELLONMILANES.COM

ARCHITECTURE  
LAND PLANNING  
INTERIORS  
CONSTRUCTION MANAGEMENT

EVERGREEN GARDEN ESTATES  
P. & U. GROUP  
10000 S.W. 100th Avenue  
MIAMI, FLORIDA 33156

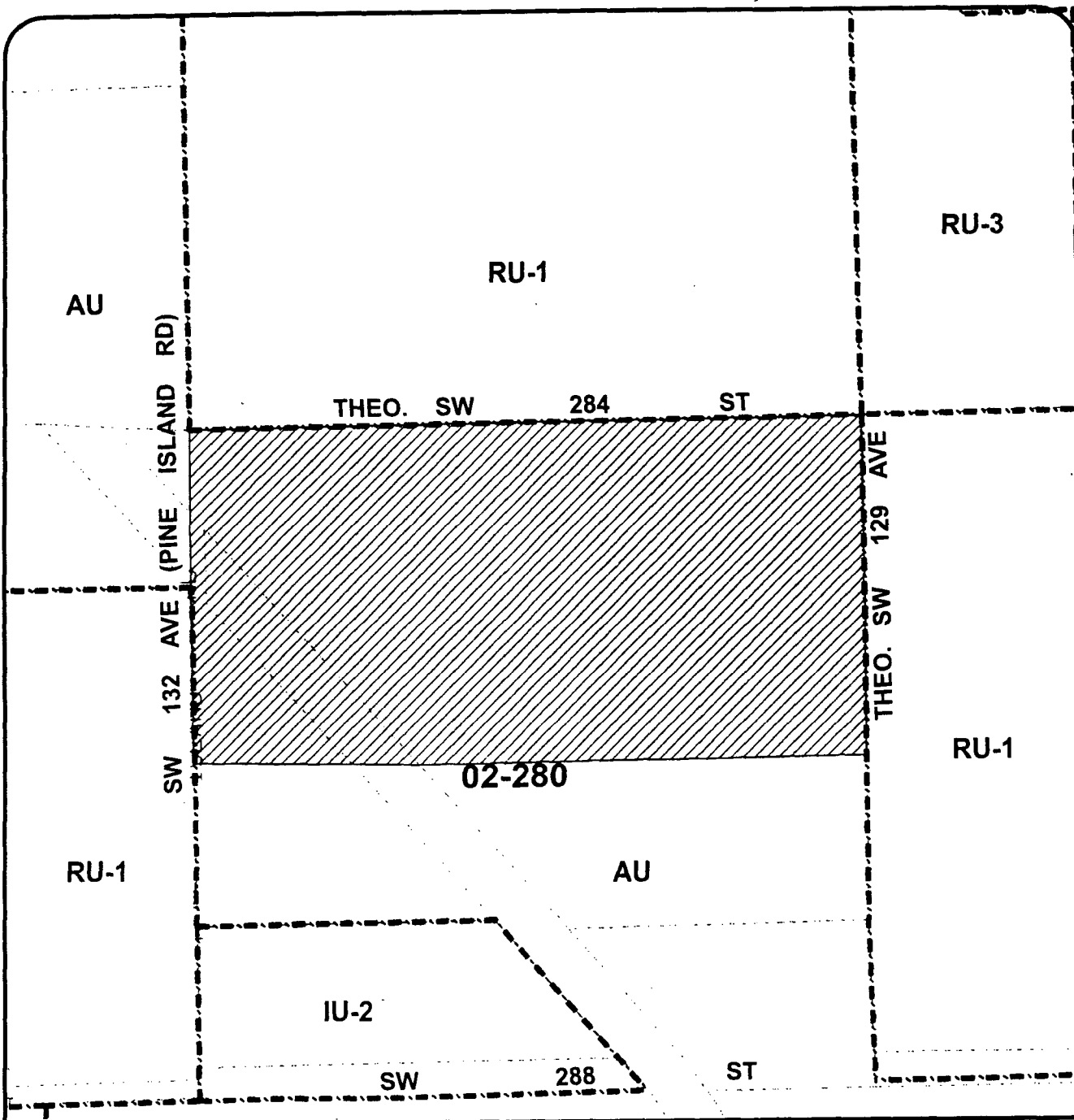
SINGLE HOME - UNIT 'K' - ELEVATIONS

DATE	12-20-03
BY	JM
CHECKED	JM
APP'D	JM
DATE	12-20-03

APP'D: JELLON MILANES  
DATE: 12-20-03  
A-5

12/22/2003

16 202-280



**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 02 Township: 57 Range: 39  
 Process Number: 02000280  
 Applicant: HENRY MORAT  
 District Number: 09  
 Zoning Board: C15  
 Drafter ID: CIRO  
 Scale: 1:300'

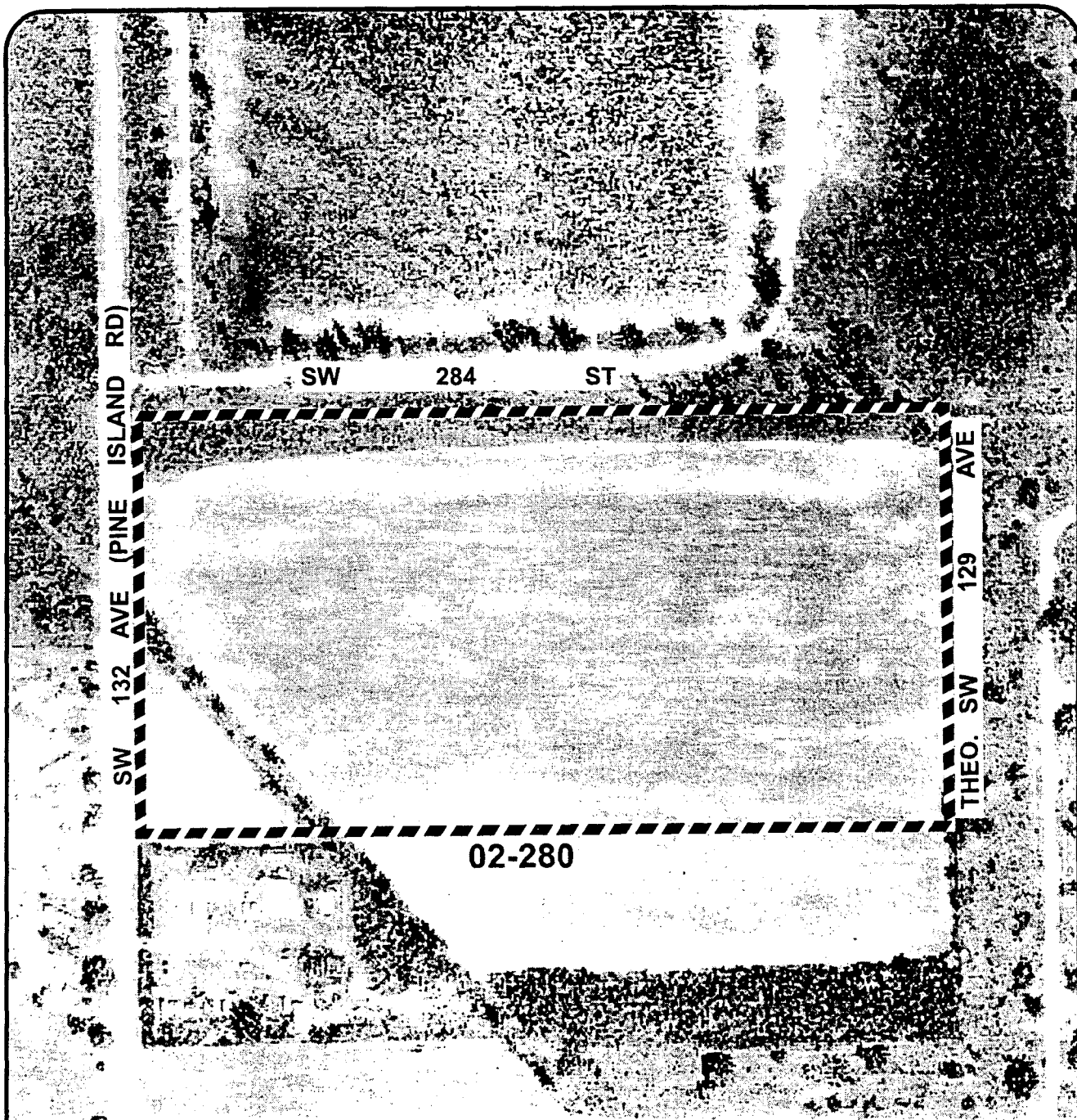


SUBJECT PROPERTY



54





MIAMI-DADE COUNTY  
**AERIAL**

Section: 02 Township: 57 Range: 39  
Process Number: 02000280  
Applicant: HENRY MORAT  
District Number: 09  
Zoning Board: C15  
Drafter ID: CIRO  
Scale: NTS

S C A L E  
0 1 2 3 4 5 6 7 8 9 10  
NTS  
↑  
N

 SUBJECT PROPERTY



**1. HENRY C. MORAT, TRUSTEE**  
(Applicant)

03-1-CZ15-5 (02-280)  
BCC/District 9  
Hearing Date: 6/5/03

Property Owner (if different from applicant) Same.

Is there an option to purchase ☒ / lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? Robert Elias Trustee

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
-------------	------------------	----------------	--------------	-----------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# TEAM METRO SOUTH OFFICE

## ENFORCEMENT HISTORY

Henry C. Morat, Trustee

Southeast corner of theoretical S W  
132 Ave (Pine Island RD) and  
theoretical SW 284 ST, Miami-Dade  
County, FL

---

**APPLICANT**

---

**ADDRESS**

---

06/05/2003

**DATE**

---

02-280

**HEARING NUMBER**

## ENFORCEMENT HISTORY:

No violations as of May 13, 2003

MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 15  
MOTION SLIP

Applicant Name: HENRY C MORAT, TRUSTEE

Representative: Simon Ferro

Objectors: None

Hearing No. 03-1-CZ15-5 (02-280)

Hearing Date: January 30, 2003

Resolution No. CZAB15-\_\_\_\_-03

**Motion:**

Per Department \_\_\_\_\_

Standard Conditions: \_\_\_\_\_

Per DIC \_\_\_\_\_

Deferred to: 2/27/03

Approved as Requested \_\_\_\_\_

Withdrawal \_\_\_\_\_

Denied Without Prejudice \_\_\_\_\_

Denied With Prejudice \_\_\_\_\_

Other: At applicant's request with no further  
readvertisement.

Revised plans accepted? YES \_\_\_\_\_

Covenant accepted? YES \_\_\_\_\_

	Yes	No	Absent
Daniel L. Adams S	✓		
Leonard Anthony	✓		
JoAnn Bova	✓		
Paul S. Vrooman M	✓		
Nancy McCue	✓		

VOTE: 5 TO 0

EXHIBITS: YES \_\_\_\_\_ NO ✓

County Attorney: Ronald Bernstein

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

**APPLICANT:** Henry C. Morat, Trustee

**PH:** Z02-280 (03-1-CZ15-5)

**SECTION:** 2-57-39

**DATE:** June 5, 2003

**COMMISSION DISTRICT:** 9

**ITEM NO.:** 1

=====

**A. INTRODUCTION**

o **REQUEST:**

HENRY C. MORAT is appealing the decision of Community Zoning Appeals Board #15 which denied the following:

AU to RU-1M(a)

o **SUMMARY OF REQUEST:**

The applicant is appealing the decision of the Community Zoning Appeals Board-15 which denied a zone change on the subject property from agricultural district to modified single family residential district.

o **LOCATION:**

The Southeast corner of theoretical S.W. 132 Avenue (Pine Island Road) & theoretical S.W. 284 Street, Miami-Dade County, Florida.

o **SIZE:** 20 acres.

o **IMPACT:**

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant

Residential, 2.5 to 6 du

Surrounding Properties:

NORTH: RU-1; vacant

Residential, 2.5 to 6 du

SOUTH: AU; vacant

Residential, 2.5 to 6 du

EAST: RU-1; vacant

Residential, 2.5 to 6 du

WEST: AU & RU-1; trailers & vacant

Residential, 2.5 to 6 du

The subject parcel is located west of the Homestead Regional Airport F/K/A the Homestead Air Force Base, east of SW 132 Avenue and north of SW 288 Street. The area is characterized by single family housing and a trailer park development. A number of small shopping areas lie near and adjacent to US1, which lies to the west of the subject property.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:

Acceptable

Location of Buildings:

Acceptable

Compatibility:

Acceptable

Landscape Treatment:

Acceptable

Open Space:

Acceptable

Buffering:

Acceptable

Access:

Acceptable

Parking Layout/Circulation:

Acceptable

Visibility/Visual Screening:

Acceptable

Energy Considerations:

N/A

Roof Installations:

N/A

Service Areas:

N/A

Signage:

N/A

Urban Design:

Acceptable

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board

shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>Objects</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>92 students</b>

**H. ANALYSIS:**

The applicant is appealing the February 27, 2003 decision of the Community Zoning Appeals Board-15 which denied this application without prejudice by a vote of 3-1.

The subject property is located on the southeast corner of theoretical SW 132 Avenue and theoretical SW 284 Street. The applicant is seeking a district boundary change from AU, Agricultural District, to RU-1M(a), Modified Single Family Residential District. RU-1M(a) zoning permits a maximum density of 6.97 units per acre, a minimum lot area of 5,000 sq. ft., and a minimum width of 50'. Although not required to submit a site plan with the proposed zone change, the applicant has submitted a site plan indicating the development of the property with 109 single family residences. The applicant intends to proffer a covenant limiting the development of the site to the site plan submitted and to 109 residential units.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department objects** to this application. Said Department will require the applicant to redesign the plan to conform with the approved tentative plat to the north and eliminate SW 129 Avenue. This land requires platting and, additionally, said Department will require the applicant to provide paved public access to the site. The proposed zone change will generate an additional **116 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "A," "B," and "C." Miami-Dade Public Schools indicates in their memorandum pertaining to this

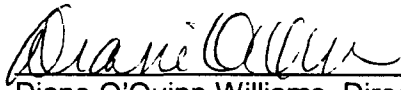
application that the proposed zoning will bring an additional **92 students** into the area's public schools.

This application will allow the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 120 residential units on this site. The proposed RU-1M(a) zoning will allow the applicant to develop the site with 138 single family residential units at a density of 6.97 units per acre. As such, the RU-1M(a) zoning proposed would be inconsistent with the Master Plan without a covenant limiting the maximum density of the site to 6.0 units per gross acre. The applicant intends to proffer said covenant and, as such, this application will be **consistent** with the CDMP. Additionally, the 109 single family residences depicted in the submitted plans is below the maximum permitted by the CDMP and, as such, said plans are also consistent with the CDMP. As previously mentioned, the applicant intends to covenant the development of the site to said plans. The applicant has incorporated sound urban design principles in the plans submitted by providing a community plaza in the center of a block within the development, connectivity to the adjacent street network, and pedestrian connectivity throughout the development. The proposed RU-1M(a) zoning, in addition to the plans submitted, will be compatible with the surrounding area which consists of RU-1 zoning to the north, east, and a portion of the west, and RU-3 zoning to the northeast. Notwithstanding the aforementioned, based on the Public Works Department's objection to the site plan as submitted, staff recommends denial without prejudice of this application or deferral to allow the applicant to submit a revised plan to comply with the concerns of the Public Works Department.

I. **RECOMMENDATION:** Denial without prejudice or deferral.

J. **CONDITIONS:** None.

**DATE INSPECTED:** 12/30/02  
**DATE TYPED:** 01/14/03  
**DATE REVISED:** 01/23/03; 02/11/03; 02/20/03; 05/07/03; 05/12/03; 05/27/03  
**DATE FINALIZED:** 05/27/03  
DO'QW:AJT:MTF:REM:JDR

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning





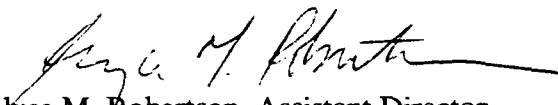
# MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: October 8, 2002

SUBJECT: C-15 #Z2002000280  
Henry C. Morat Trustee  
SEC of theoretical SW 132<sup>nd</sup> Avenue  
and theoretical 284<sup>th</sup> Street  
DBC from AU to RU-1M (A)  
(AU) (20 Ac.)  
02-57-39

FROM:   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is

advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Henry C. Morat, Trustee

This Department objects to this application.

Redesign site plan to conform with approved tentative plat to the north and to eliminate SW 129 Ave. Applicant may need to contact the Public Works Department.

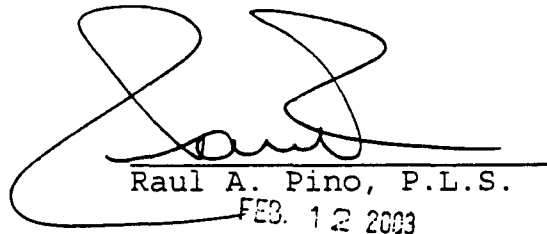
Must provide paved public access to this site.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate 116 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9928	SW 288 St. w/o SW 137 Ave.	A	A
9822	SW 137 Ave. s/o US-1	B	B
9922	SW 268 St. w/o SW 127 Ave.	B	B
9926	SW 280 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

  
Raul A. Pino, P.L.S.  
FEB. 12 2003

Date



# **Miami-Dade County Public Schools**

*giving our students the world*

**Ana Rijo-Conde, Interim Assistant Superintendent**  
*Facilities Operations, Maintenance and Planning*

**Miami-Dade County School Board**

*Dr. Michael M. Krop, Chair*  
*Dr. Robert B. Ingram, Vice Chair*  
*Agustin J. Barrera*  
*Frank J. Bolaños*  
*Frank J. Cobo*  
*Perla Tabares Hantman*  
*Betsy H. Kaplan*  
*Dr. Marta Pérez*  
*Dr. Solomon C. Stinson*

May 23, 2003

Ms. Ruth Ellis Myers, Acting Supervisor  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Superintendent  
of Schools**  
Merrett R. Stierheim

**Re: Henry C. Morat, Trustee - Application No. 02-280 (CC15)**  
**Southeast Corner of SW 132 Avenue and SW 284 Street**  
**REVISED**

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH capacity utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two school facilities meet the referenced review threshold. The proposed residential development will impact Centennial Middle School and Homestead Senior High School currently operating at 117% and 129% of FISH capacity utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity utilization of Centennial Middle School and Homestead Senior High School to 119% and 130%, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 12, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with District to discuss possible options that may accommodate new students generated by the proposed application. The School District will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Please note that the District's current 5-year work plan does not include any relief schools in the area.

Ms. Ruth Ellis Myers  
May 23, 2003  
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

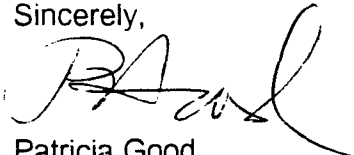
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 109-unit development is estimated to generate approximately \$266,832 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good  
Coordinator III

PG:am  
L-1174  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Ivan Rodriguez  
Ms. Vivian Villaamil  
Mr. Simon Ferro

**REVISED  
SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 02-280, Henry C. Morat, Trustee (CC15)

**REQUEST:** Zone change from AU to RU-1M(a)

**ACRES:** 20 acres

**LOCATION:** Southeast Corner of SW 132 Avenue and SW 284 Street

**NUMBER OF  
UNITS:** 109 units (as per information provided by the County 5/23/03)

**ESTIMATED  
STUDENT  
POPULATION:** 92 students\*

**ELEMENTARY:** 42

**MIDDLE:** 23

**SENIOR:** 27

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** W. A. Chapman Elementary - 27190 SW 140 Ave.

**MIDDLE:** Centennial Middle - 8601 SW 212 St.

**SENIOR HIGH:** Homestead Senior - 2351 SE 12 Ave.

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
<b>W. A. Chapman Elem.</b>	883/ 925*	809	109%/ 114%*	64	101%/ 106%*
<b>Centennial Middle</b>	1203/ 1226*	913	132%/ 134%*	114	<b>117%/ 119%*</b>
<b>Homestead Sr.</b>	3315/ 3342*	2569	129%/ 130%*	0	<b>129%/ 130%*</b>

\*includes proposed development

**Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.**

**ADDITIONAL SCHOOL INFORMATION:** The following information was provided by school site personnel or other data sources in October 2002:

**W. A. Chapman Elementary:**

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements in the past school year:	Media Center and Computer wiring
Recognition for Academic Achievement::	None
Special Programs:	Before/After School Care
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Art and Music

**Centennial Middle:**

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements in the past school year:

Computer Lab

Recognition for Academic Achievement::

Various individual awards for academic achievement

Special Programs:

Enrichment Classes

Lunch schedule:

Begins at 11:23 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium, Storage Room and Book Room

Teachers required to float/travel:

None

**Homestead Senior High:**

Access to computers:

In each classroom, in special computer labs and Media Center

Capital Improvements in the past school year:

Media Center

Recognition for Academic Achievement:

College Board Insp. and Grant/Scholarships

Special Programs:

Magnet programs and Enrichment classes

Lunch schedule:

Begins at 11:35 a.m.

Non-instructional space utilized for instructional purposes:

Teacher's Workroom, Auditorium, Media Center and Storage room

Teachers required to float/travel:

Drama and Math



**PLANNED RELIEF SCHOOLS IN THE AREA (information as of April 2003):**

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
N/A		

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$536,636.

**CAPITAL COSTS:** Based on the State's April-2003 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	42 x	\$ 13,185	=	\$ 553,770
MIDDLE	23 x	\$ 15,118	=	\$ 347,714
SENIOR	27 x	\$ 20,005	=	\$ 540,135
Total Potential Capital Cost				\$1,441,619

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

**PREVIOUSLY APPROVED DEVELOPMENT REPORT**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

Application Number	Applicant Name & Address	Location Address	Units/Students	Elementary School	Community Council Date	Approval Status
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 187 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 8/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-28 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/18/01	APPROVED
7	VICTOR F. SELJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 182 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 1/1/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/06/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/06/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 85 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/18/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

Note: There are three applications that are pending which would generate 38 students.

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**PREVIOUSLY APPROVED DEVELOPMENT REPORT**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

	Applicant Name & Address	Location	Units/Students	Elementary School	Case Number	Approval Status
1	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	56 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-6 HOMESTEAD SR-8	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Cl.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 62 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 82 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED \$128,400 O/A
10	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

**PREVIOUSLY APPROVED DEVELOPMENT REPORT**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

16	ALLAPATTAH NURSERY, LTD #02-165 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-188 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 256 St.	78 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 256 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-161	E of US-1, S to Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 591 students.

19

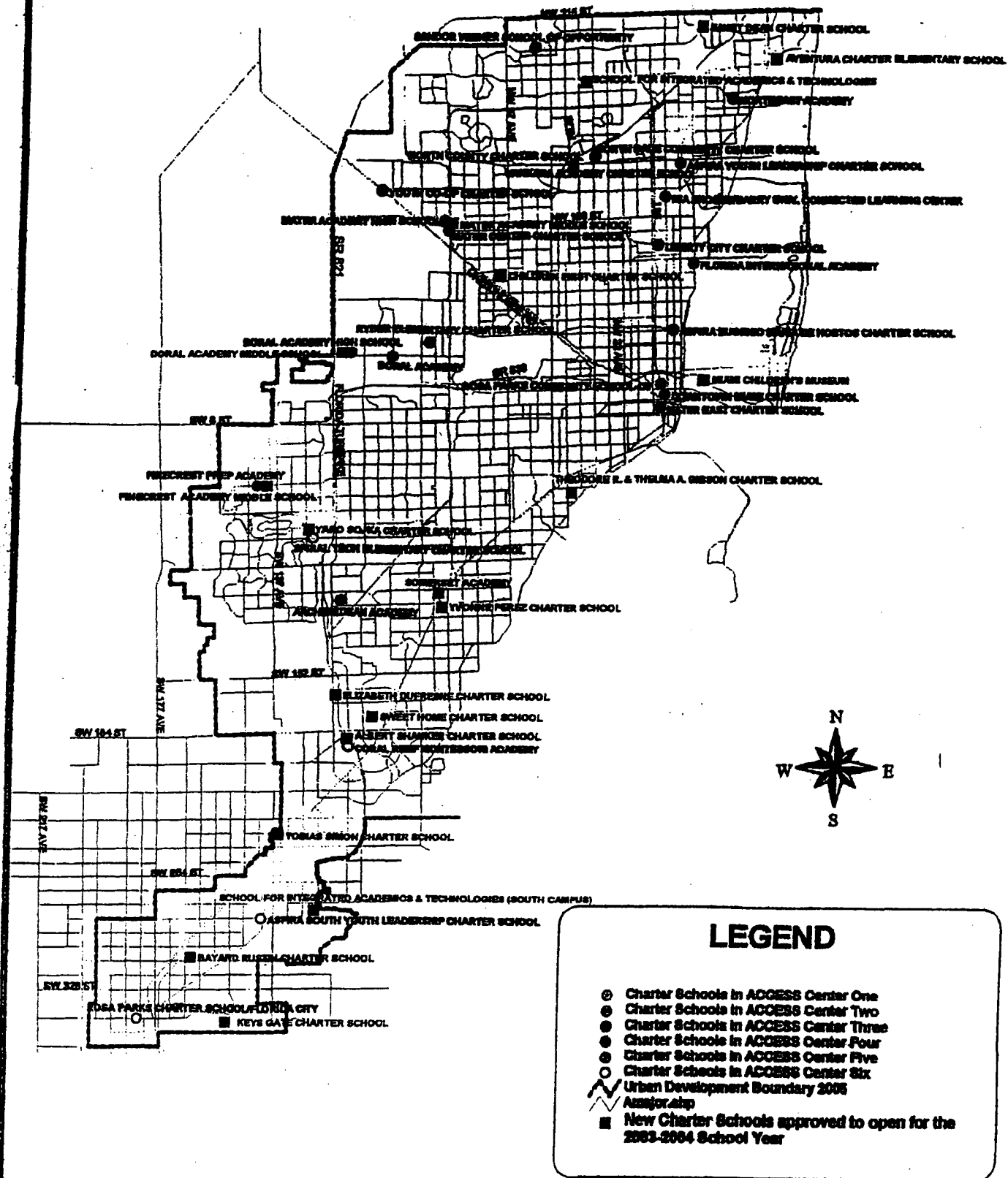
**PREVIOUSLY APPROVED DEVELOPMENT REPORT**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	STUDENT STATIONS RELOCATABLE	PERCENTAGE OCCUPANCY INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
<b>ELEMENTARY TOTALS</b>	<b>12262</b>	<b>1130</b>	<b>12362</b>	<b>9272</b>	<b>737</b>	<b>124%</b>
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
<b>MIDDLE TOTALS</b>	<b>10105</b>	<b>502</b>	<b>10607</b>	<b>7476</b>	<b>405</b>	<b>133%</b>
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
<b>SENIOR HIGH TOTALS</b>	<b>10323</b>	<b>457</b>	<b>10780</b>	<b>6812</b>	<b>692</b>	<b>149%</b>

<b>TOTAL</b>	<b>32680</b>	<b>2089</b>	<b>34769</b>	<b>23561</b>	<b>1727</b>	<b>137%</b>
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20

# Charter Schools by ACCESS Center



PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY \_\_\_\_\_ AMOUNT OF FEE 399.00

RECEIPT # \_\_\_\_\_

DATE HEARD: 2, 21, 03

BY CZAB # 15

**RECEIVED**  
MAR 12 2003

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY [Signature]

DATE RECEIVED STAMP

\*\*\*\*\*  
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 02-280

Filed in the name of (Applicant) Henry C. Morat, Trustee

Name of Appellant, if other than applicant Henry C. Morat, Trustee

Address/Location of APPELLANT'S property: Southeast corner of theoretical SW 132 Avenue (Pine Island Road) and Theoretical SW 284 Street, Miami-Dade County, Florida.

Application, or part of Application being Appealed (Explanation): The entire application is being appealed

Appellant (name): Henry C. Morat, Trustee, by his attorney Simon Ferro  
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reverse) of the ruling of the Community Zoning Appeals Board are as follows:  
(State in brief and concise language)

The Community Counsel erred in denying the application. The request, with the proffered covenant is compatible with the Land Use Plan and the general development pattern of the area. The application meets all levels of service and had the support and approval of the Director of the Planning and Zoning Department.

**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Henry C. Morat, Trustee, by his attorney, Simon Ferro, (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board mailer because of the following:

(Check all that apply)

- X   1. Participation at the hearing  
  X   2. Original Applicant  
       3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

**Witnesses:**

Catherine Lucas

Signature

Catherine Lucas

Print Name

Carolyn P. Hodge

Signature

Carolyn P. Hodge

Print Name

Simon Ferro

Appellant's signature

SIMON FERRO

Print Name

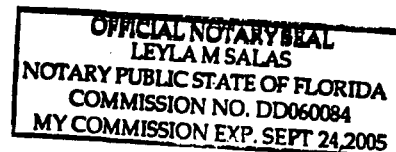
Sworn to and subscribed before me on the 11<sup>th</sup> day of March year 2003.

Appellant is personally known to me or has produced \_\_\_\_\_ as identification.

Leyla M. Salas

Notary (Stamp/Seal)

Commission Expires:





APPELLANT MUST SIGN THIS PAGE

Date \_\_\_\_ day of March, year: 2003

Signed \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an  
association or other entity, so indicate:

Representing \_\_\_\_\_

[Signature]  
Signature

\_\_\_\_\_  
SIMON FERRO

Print Name

\_\_\_\_\_  
1221 Brickell Avenue

Address

\_\_\_\_\_  
Miami

\_\_\_\_\_  
Florida

\_\_\_\_\_  
33131

City

State

Zip

\_\_\_\_\_  
(305)579-0500

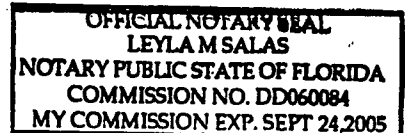
Telephone Number

Subscribed and Sworn to before me on the 11<sup>th</sup> day of March, year 2003.

[Signature]  
Notary Public

(stamp/seal)

Commission expires:



**RESOLUTION NO. CZAB15-4-03**

*WHEREAS*, HENRY C MORAT, TRUSTEE applied for the following:

AU to RU-1M(a)

SUBJECT PROPERTY: The north ½ of the SW ¼ of the NE ¼ all being in Section 2, Township 57 South, Range 39 East.

LOCATION: The Southeast corner of theoretical S.W. 132 Avenue (Pine Island Road) & theoretical S.W. 284 Street, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 15 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-1M(a) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

*WHEREAS*, a motion to deny the application was offered by Leonard Anthony, seconded by Daniel L. Adams, and upon a poll of the members present the vote was as follows:

Daniel L. Adams	aye	JoAnn Bova	nay
Leonard Anthony	aye	Paul S. Vrooman	aye
Nancy McCue		absent	

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 15, that the requested district boundary change to RU-1M(a) be and the same is hereby denied without prejudice.

25

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

*PASSED AND ADOPTED* this 27<sup>th</sup> day of February, 2003.

Hearing No. 03-1-CZ15-5  
ej

26

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

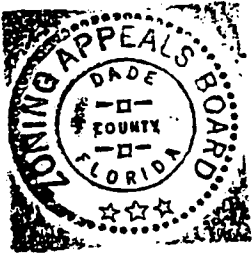
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 15, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB15-4-03 adopted by said Community Zoning Appeals Board at its meeting held on the 27<sup>th</sup> day of February, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19<sup>th</sup> day of March, 2003.



Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

SEAL



DISCLOSURE OF INTEREST\*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>CORPORATION NAME</u>	
<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

— SEE DISCLOSURE AFFIDAVIT ATTACHED —

<u>TRUST NAME</u>
-------------------

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership


If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Robert Elias, trustee

NAME

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

- <u>Royal Group Pension Plan</u>	<u>66%</u>
<u>Alicia Pina</u>	<u>50%</u>
<u>NIRMA PINA</u>	<u>50%</u>
- <u>J.S.M. Holding corp Inc</u>	<u>33%</u>
<u>Michael S. Jones</u>	<u>50%</u>
<u>Linda H. Jones</u>	<u>50%</u>

Date of contract: 9/03/02

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Wayne A. Rotolante  
WAYNE A. ROTOLANTE TRUSTEE

(Applicant) \_\_\_\_\_

Sworn to and subscribed before me,

this 4th day of SEPT., 2002

(SEAL)

Michael S. Jones  
Notary Public, State of Florida at Large



Michael S. Jones  
Commission # CC 793553  
Expires JAN. 13, 2003  
BONDED THRU  
ATLANTIC BONDING CO., INC.

My Commission Expires:

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

1. Affiant states that he is the owner of and holds title to that certain real property described as:

2. Affiant certifies that the names and addresses of every person having a beneficial interest in said real property, however small or minimal, are:

<u>NAME</u>	<u>TITLE</u>	<u>PERCENT</u>	<u>ADDRESS</u>
Roger F. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Wayne A. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Brian H. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Denis W. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
David N. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Joel S. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Lisa R. Rotolante Criado	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143

3. Affiant states that statements contained in this Affidavit are true and any false statement contained herein is subject to the penalties prescribed for perjury.

**WAYNE A. ROTOLANTE TRUSTEE**  
5701 S.W. 77th Terrace  
Miami, Florida 33143-5410

SWORN TO AND SUBSCRIBED before me this                      day of    September 4    , 2002, by  
           WAYNE A. ROTOLANTE TRUSTEE                      who is personally known by me and who  
 produced the following Identification Fla Drivers License R345-881-45-288 O  
 and who did take an Oath.



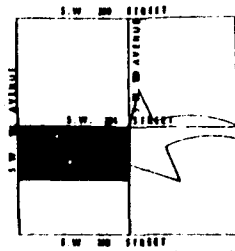
**Michael S. Jones**  
Commission # CC 793553  
Expires JAN. 13, 2003  
BONDED THRU  
ATLANTIC BONDING CO., INC.

Print Name: MICHAEL S. JONES  
 NOTARY PUBLIC, State of Florida at Large  
 My Commission Expires: January 13, 2003



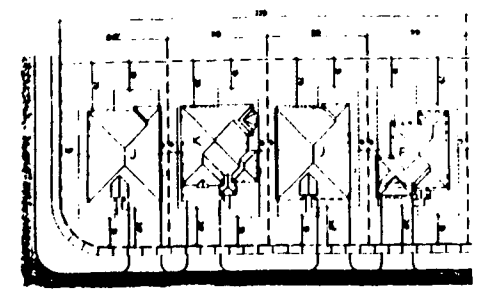
# LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 17 SOUTH, RANGE 30 EAST 17N40 AND BEING IN HARRIS COUNTY, FLORIDA. THIS INCLUDES THE RAILROAD RIGHT OF WAY WHICH IS NOW PART OF THE PROPERTY.



SUBJECT PROPERTY

LOCATION MAP



NOTE: DOTTED LINE DENOTES MAXIMUM SETBACK LIMITS PERMITTED

TYPICAL LOT LAYOUT SCALE: 1" = 30'-0"

## SINGLE HOME PARCEL AREA BREAKDOWN - ZONING RU-1M (a)

TOTAL SITE AREA (GROSS)	893,416.90 S.F. (20.51 ACRES)
GROSS SITE DENSITY	5.31 UNITS / ACRE
STREET DEDICATIONS	275,521 S.F. (6.31 ACRES)
LANES	0
NET AREA	617,894.78 (14.18 ACRES)
NET SITE DENSITY	7.87 UNITS / ACRE
COMMUNITY PARKS	30,586 S.F. (0.70 ACRES)
MINIMUM LOT SIZE	50' x 100' - 5,000.00 S.F.
AVERAGE LOT SIZE	5,308.14 S.F.
MAX. LOT COVERAGE (PER LOT)	40%
MAXIMUM HEIGHT	2 STORY (35')

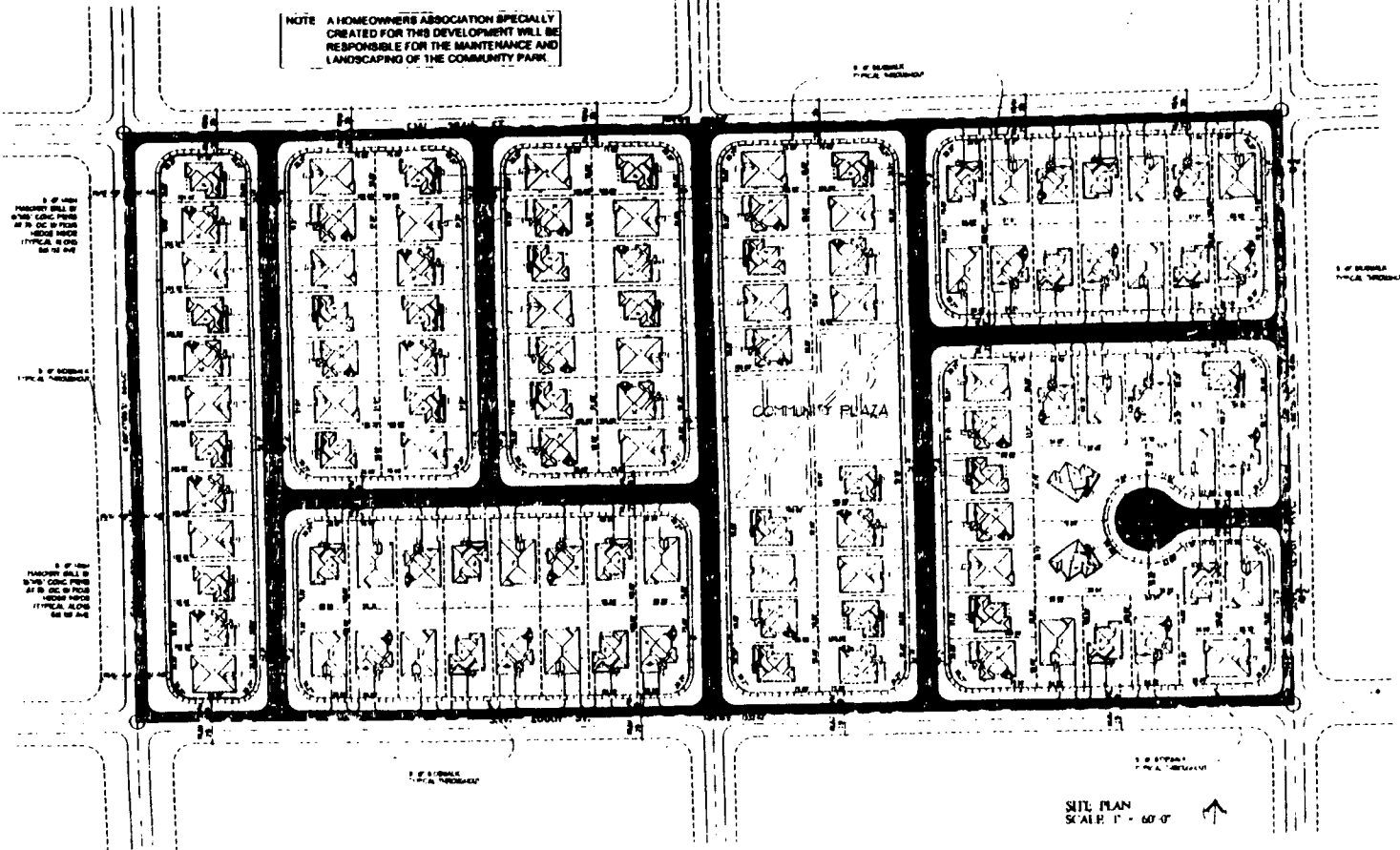
## UNIT BREAKDOWN

MODEL "T"	30 UNITS
MODEL "F"	30 UNITS
MODEL "K"	30 UNITS
TOTAL OF UNITS	100 UNITS

## PROPOSED MIN. SETBACKS

FRONT	50% OF LOT WIDTH	15'
	80% OF LOT WIDTH	25' IF NO GARAGE
		20' IF GARAGE
REAR	50% OF LOT WIDTH	25'
	80% OF LOT WIDTH	15'
SIDE (INTERIOR)		0'
SIDE STREET		10'

NOTE: A HOMEOWNERS ASSOCIATION SPECIALLY CREATED FOR THIS DEVELOPMENT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND LANDSCAPING OF THE COMMUNITY PARK.



SITE PLAN SCALE: 1" = 60'-0"

Bellon Milanés

EVERGREEN GARDEN ESTATES

R & U GROUP  
3012 AVE. A SW 8TH ST  
MIAMI-DADE COUNTY, FLORIDA

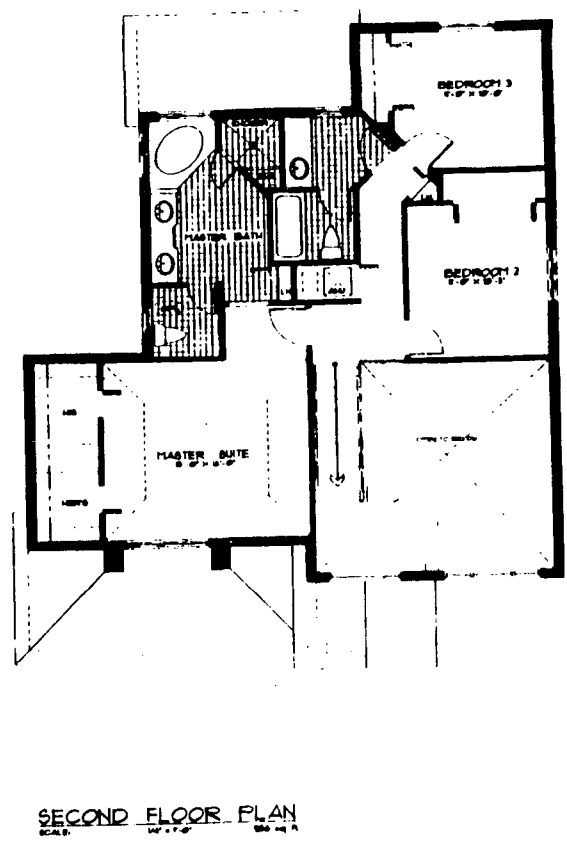
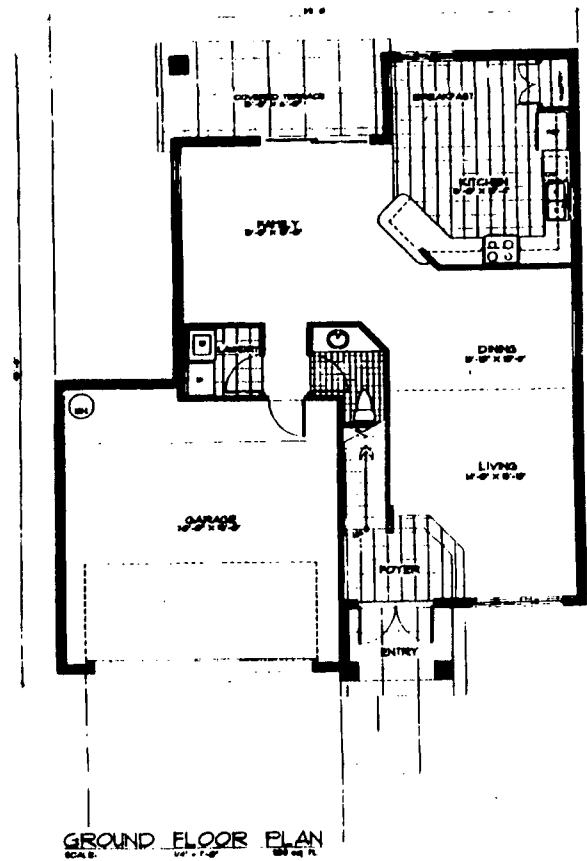
SITE PLAN

SP 1

80 202-280



34



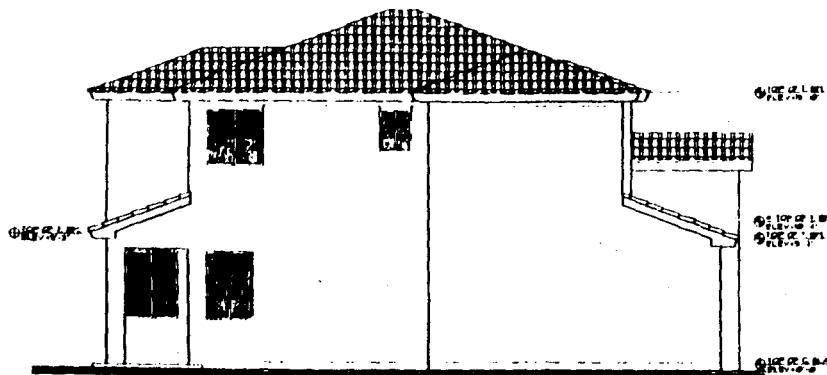
**MODEL 'F'**

AREA TABLE	
AC. SPACE	151 sq. ft.
GROUND FLOOR	151 sq. ft.
SECOND FLOOR	151 sq. ft.
TOTAL	302 sq. ft.
Garage	151 sq. ft.
Entry	44 sq. ft.
Covered Area	151 sq. ft.
TOTAL AREA	302 sq. ft.

**LOT COVERAGE**  
MAXIMUM LOT COVERAGE  
FOR MINIMUM 5,000 SQ. FT. LOT OF 50,000 SQ. FT.  
PROPOSED LOT COVERAGE  
FOR MINIMUM 5,000 SQ. FT. LOT OF 50,000 SQ. FT.

1000 SF x 10.0 = 1000 SF  
100 SF x 10.0 = 100 SF

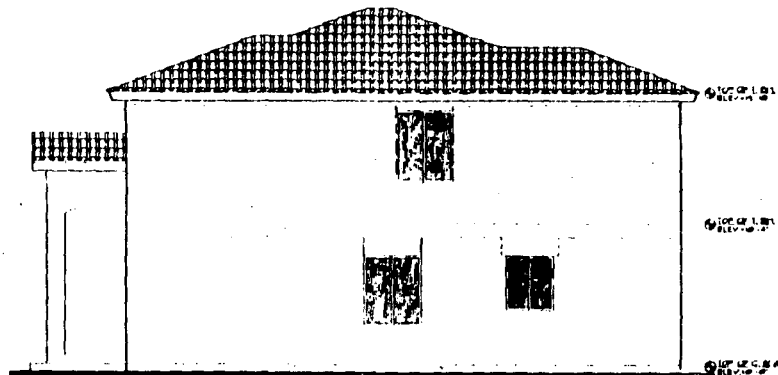
202-280  
10/10/03  
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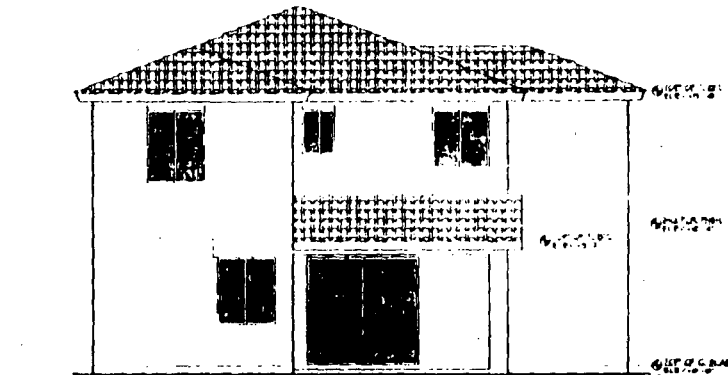
LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



FRONT ELEVATION  
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"

EXTERIOR ELEVATIONS  
UNIT 'F'

Bellon  
Milanés

35

EVERGREEN GARDEN ESTATES  
R. & U GROUP  
3000 SW 12th Ave. # 200  
MIAMI, FL 33135

UNIT MODEL 'F' - ELEVATIONS

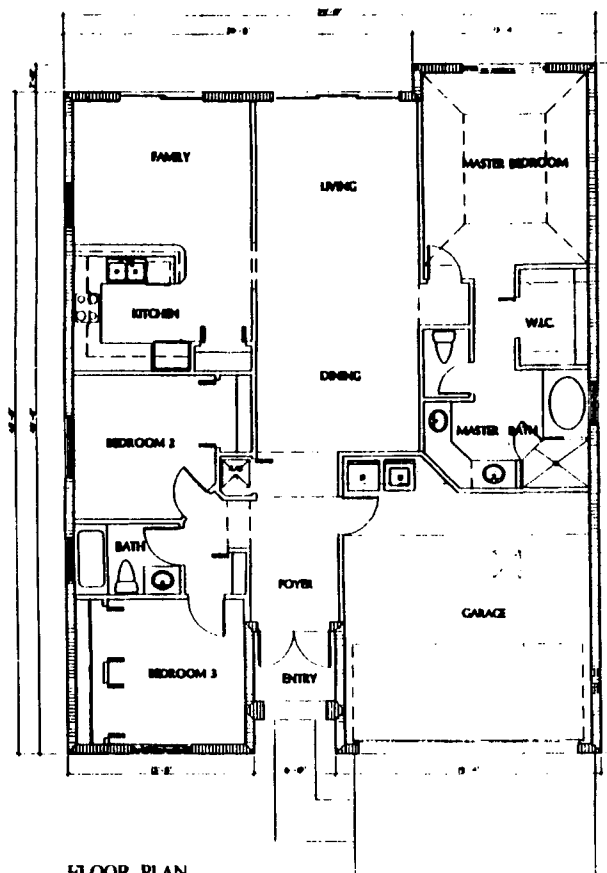
DATE 12-20-03  
DRAWN 1/4" = 1'-0"  
CHECKED 1/4" = 1'-0"  
PROJECT NO. 200204102  
THEODORE BELLON, AIA  
AP-000737

THEODORE BELLON, AIA  
AP-000737

A-2

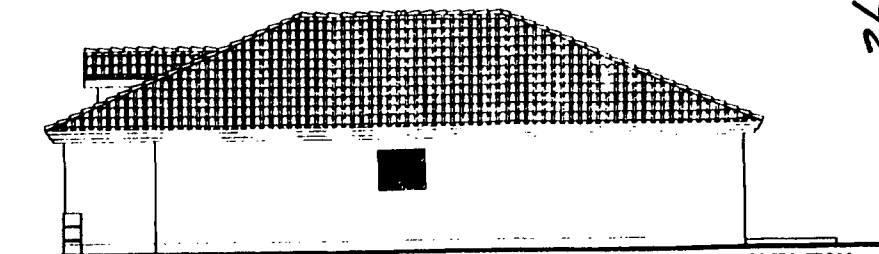
12-20-03

202-280

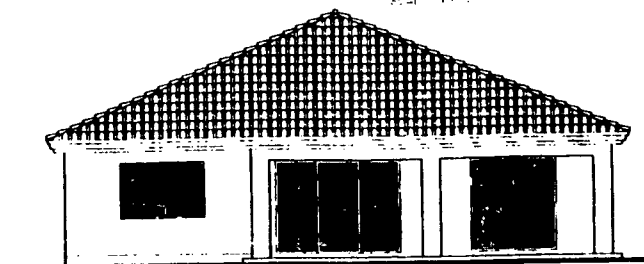


FLOOR PLAN  
SCALE 1/4" = 1'-0"

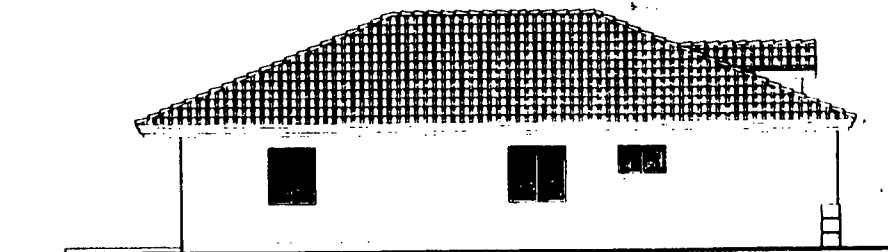
AREA TABLE	
AC SPACE	1433 sq. ft.
GARAGE	378 sq. ft.
ENTRY	50 sq. ft.
TOTAL AREA	1861 sq. ft.



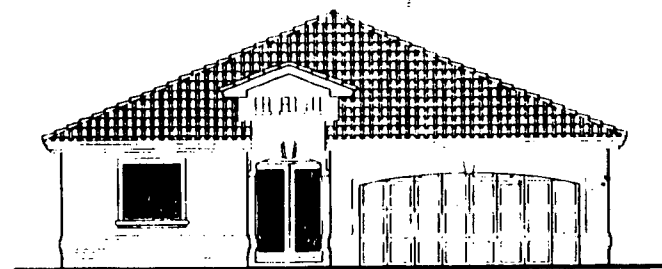
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

Bellon  
Milanes

1200 S.W. 11th St.  
Boca Raton, FL 33430  
Tel: (561) 995-1111  
Fax: (561) 995-1112  
www.bellonmilanes.com

ARCHITECTURE  
LAND PLANNING  
INTERIORS  
CONSTRUCTION MANAGEMENT

EVERGREEN GARDEN ESTATES  
R & U GROUP  
10000 W. AVE. 8th ST. #7  
MARIETTA, GA 30067

DATE: 12/20/02  
DRAWN: T.A.M.  
CHECKED: E.B.  
PROJECT NO: 2002001792

SINGLE HOME - UNIT "J"  
1200 S.W. 11th St.  
Boca Raton, FL 33430

ARCHITECT: BELLON MILANES  
DATE: 01/15/03

A-3

100-12-2003

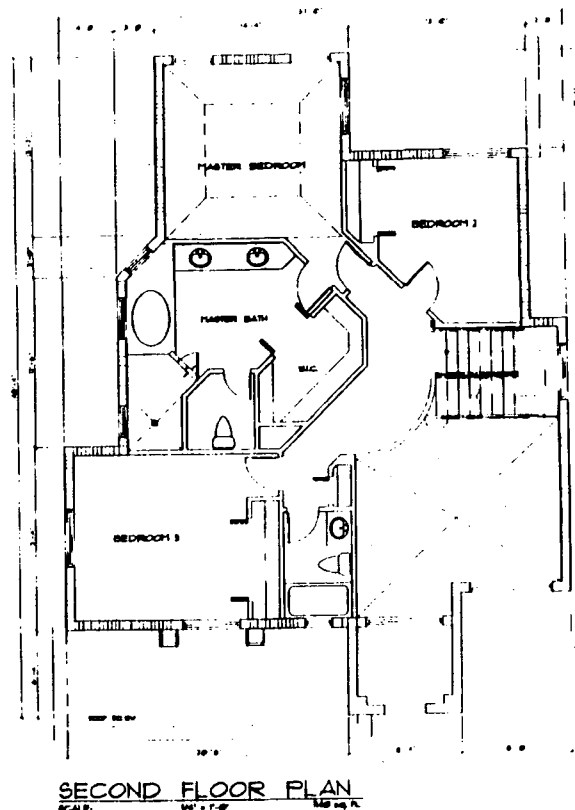
BY \_\_\_\_\_

202-280

37



AC SPACE	
GROSS FLOOR	974 sq. ft.
SECOND FLOOR	1289 sq. ft.
TOTAL	2264 sq. ft.
GARAGE	499 sq. ft.
SWIM	49 sq. ft.
COVERED TERR	59 sq. ft.
TOTAL AREA	2869 sq. ft.

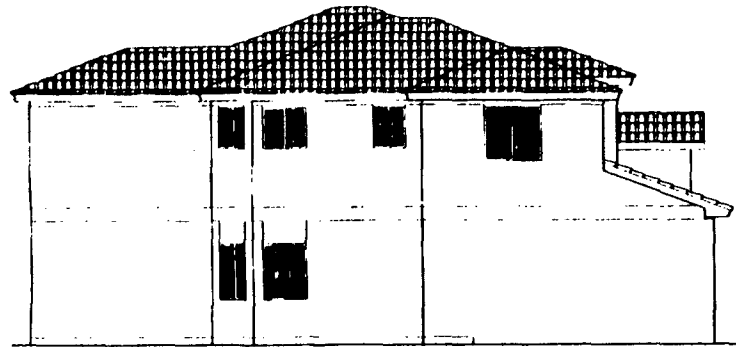


### SECOND FLOOR PLAN

DATE: 10/1/87

110-1200

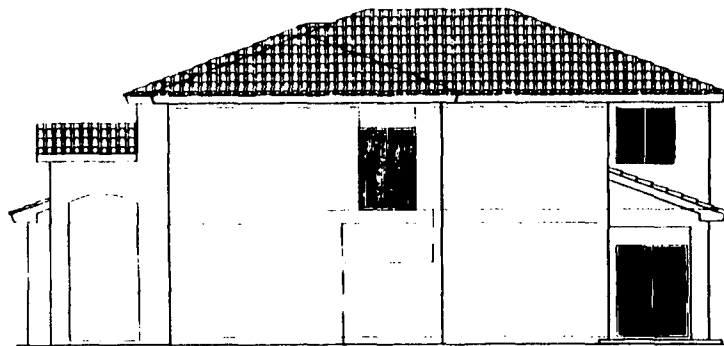
202.80



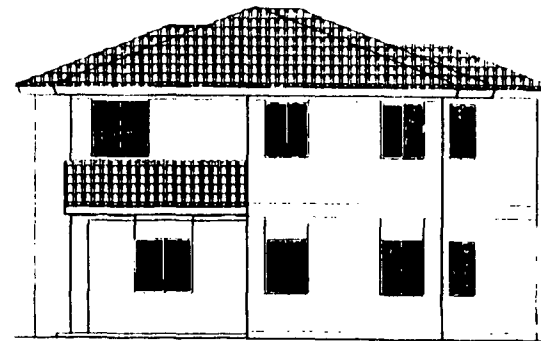
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

Bellon  
Milanes

13200 S.W. 126 STREET  
MIAMI, FLORIDA 33186  
TEL: (305) 276-2218  
FAX: (305) 276-2219  
WWW.BELLONMILANES.COM  
AR-0001006

ARCHITECTURE  
LAND PLANNING  
INTERIORS  
CONSTRUCTION MANAGEMENT

EVERGREEN GARDEN ESTATES  
R. & U GROUP  
3010 AVE. A SW ST  
MIAMI-DADE COUNTY, FLORIDA

SINGLE HOME - UNIT 'K' - ELEVATIONS

DATE: 12-20-03  
DRAWN: L.A.M.  
CHECKED: L.B.  
PROJECT NO: 2001001002

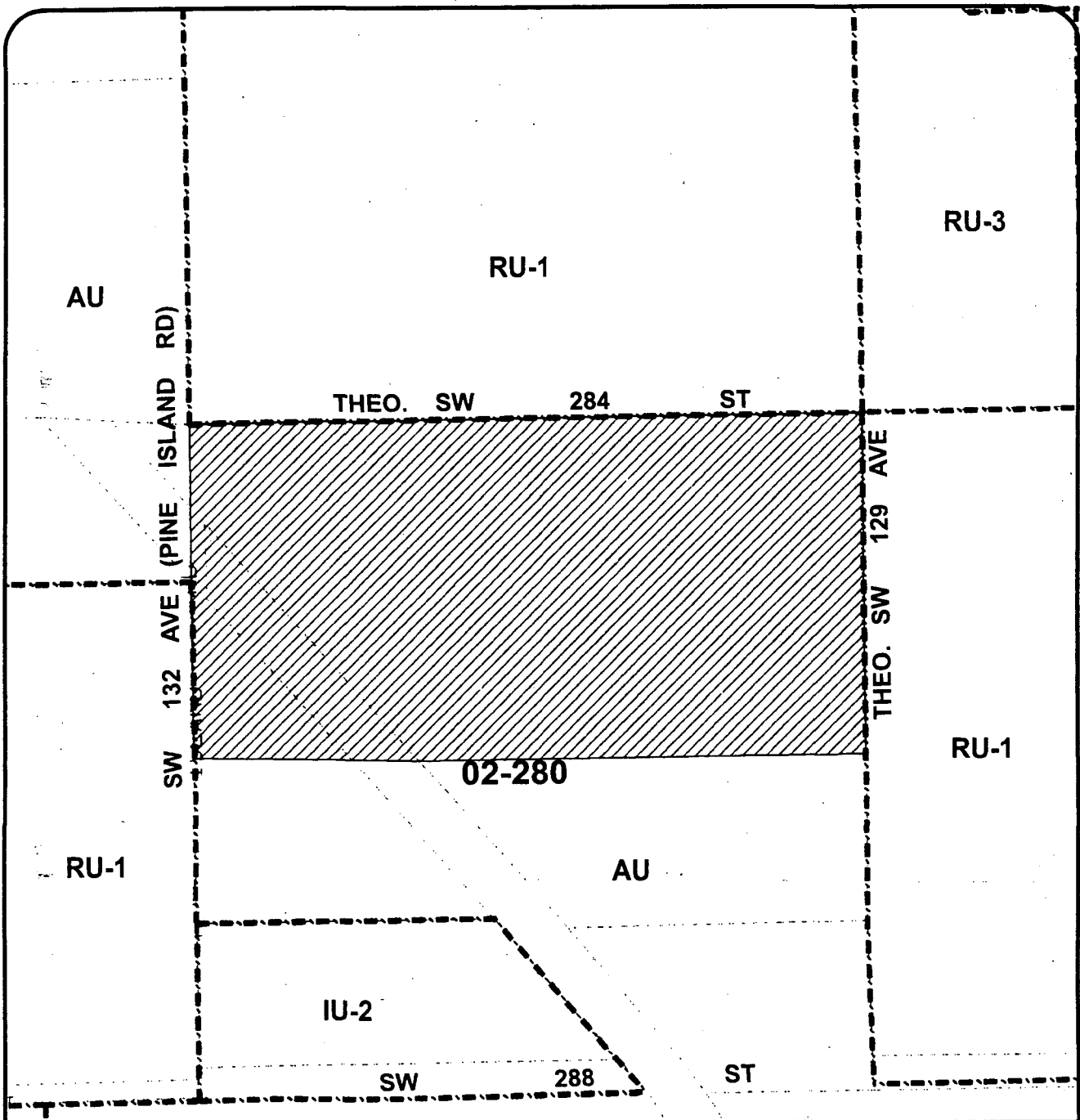
LEONARDO BELLON, AIA  
AR-0001007

ANGEL MILANES, AIA  
AR-0001003

A-5  
01

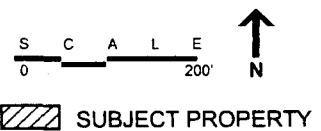
DEC 22 2003

202-280



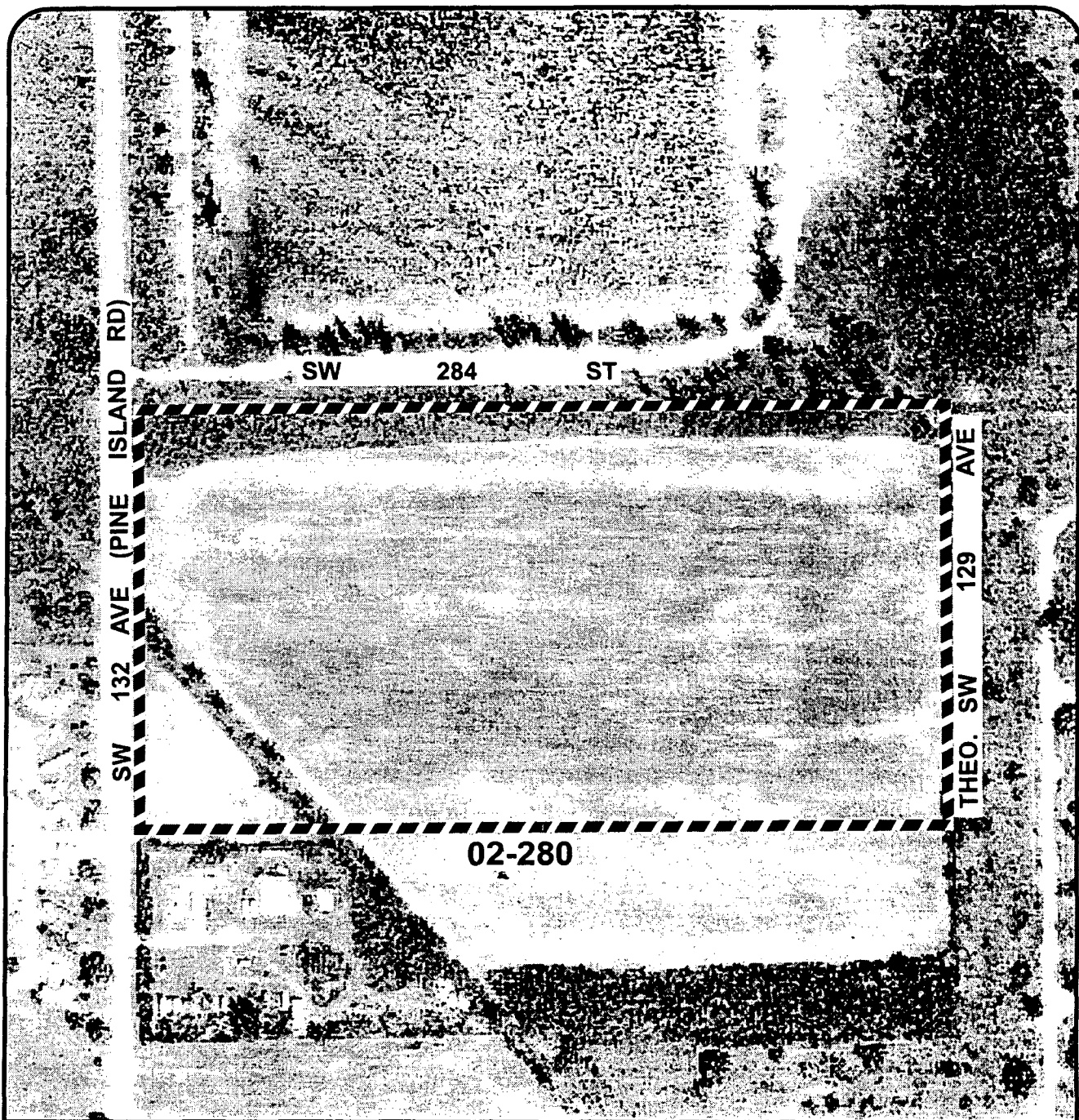
**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 02 Township: 57 Range: 39  
 Process Number: 02000280  
 Applicant: HENRY MORAT  
 District Number: 09  
 Zoning Board: C15  
 Drafter ID: CIRO  
 Scale: 1:300'



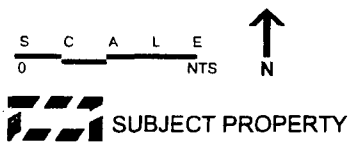
39





MIAMI-DADE COUNTY  
**AERIAL**

Section: 02 Township: 57 Range: 39  
Process Number: 02000280  
Applicant: HENRY MORAT  
District Number: 09  
Zoning Board: C15  
Drafter ID: CIRO  
Scale: NTS



**F. HENRY C. MORAT, TRUSTEE**  
(Applicant)

**03-1-CZ15-5 (02-280)**  
**Area 15/District 9**  
**Hearing Date: 2/27/03**

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☒ / lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? **Robert Elias Trustee**

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# TEAM METRO SOUTH OFFICE

## ENFORCEMENT HISTORY

Henry C. Morat, Trustee

Southeast corner of theoretical S W  
132 Ave (Pine Island RD) and  
theoretical SW 284 ST, Miami-Dade  
County, FL

---

**APPLICANT**

---

**ADDRESS**

---

02/27/2003

**DATE**

---

02-280

**HEARING NUMBER**

## ENFORCEMENT HISTORY:

No violations as of January 3, 2003

MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 15  
MOTION SLIP

Applicant Name: HENRY C MORAT, TRUSTEE

Representative: Simon Ferro

Objectors: None

Hearing No. 03-1-CZ15-5 (02-280)

Hearing Date: January 30, 2003

Resolution No. CZAB15-\_\_\_\_-03

**Motion:**

Per Department \_\_\_\_\_

Standard Conditions: \_\_\_\_\_

Per DIC \_\_\_\_\_

Deferred to: 2/27/03

Approved as Requested \_\_\_\_\_

Withdrawal \_\_\_\_\_

Denied Without Prejudice \_\_\_\_\_

Denied With Prejudice \_\_\_\_\_

Other: At applicant's request with no further  
readvertisement.

Revised plans accepted? YES \_\_\_\_\_

Covenant accepted? YES \_\_\_\_\_

	Yes	No	Absent
Daniel L. Adams S	✓		
Leonard Anthony	✓		
JoAnn Bova	✓		
Paul S. Vrooman M	✓		
Nancy McCue	✓		

VOTE: 5 TO 0

EXHIBITS: YES \_\_\_\_\_ NO ✓

County Attorney: Ronald Bernstein

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 15**

**APPLICANT:** Henry C. Morat, Trustee

**PH:** Z02-280 (03-1-CZ15-5)

**SECTION:** 2-57-39

**DATE:** February 27, 2003

**COMMISSION DISTRICT:** 9

**ITEM NO.:** F

**A. INTRODUCTION**

o **REQUEST:**

AU to RU-1M(a)

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the subject property from agricultural district to modified single family residential district.

o **LOCATION:**

The Southeast corner of theoretical S.W. 132 Avenue (Pine Island Road) & theoretical S.W. 284 Street, Miami-Dade County, Florida.

o **SIZE:** 20 acres.

o **IMPACT:**

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; vacant

Residential, 2.5 to 6 dua

Surrounding Properties:

NORTH: RU-1; vacant

Residential, 2.5 to 6 dua

SOUTH: AU; vacant

Residential, 2.5 to 6 dua

EAST: RU-1; vacant

Residential, 2.5 to 6 dua

WEST: AU & RU-1; trailers & vacant

Residential, 2.5 to 6 dua

The subject parcel is located west of the Homestead Regional Airport F/K/A the Homestead Air Force Base, east of SW 132 Avenue and north of SW 288 Street. The area is characterized by single family housing and a trailer park development. A number of small shopping areas lie near and adjacent to US1, which lies to the west of the subject property.

**E. SITE AND BUILDINGS:**

**Site Plan Review:**

Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board

shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>No objection</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>Pending</b>

**H. ANALYSIS:**

This application was deferred from the January 30, 2003 meeting of the Community Zoning Appeals Board-15 to allow the Department time to review the recently submitted plans.

The subject property is located on the southeast corner of theoretical SW 132 Avenue and theoretical SW 284 Street. The applicant is seeking a district boundary change from AU, Agricultural District, to RU-1M(a), Modified Single Family Residential District. RU-1M(a) zoning permits a maximum density of 6.97 units per acre, a minimum lot area of 5,000 sq. ft., and a minimum width of 50'. Although not required to submit a site plan with the proposed zone change, the applicant has submitted a site plan indicating the development of the property with 109 single family residences. The applicant intends to proffer a covenant limiting the development of the site to the site plan submitted and to 109 residential units.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. However, this land requires platting and, additionally, said Department will require the applicant to provide paved public access to the site. The proposed zone change will generate an additional **146 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "A," "B," and "C."

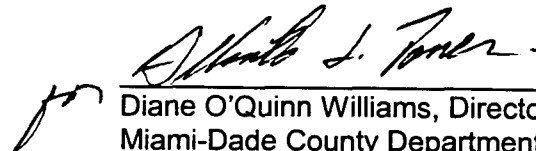
This application will allow the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 120 residential units on this site. The proposed RU-1M(a) zoning will allow the applicant to develop the site with 138 single family residential units at a density of 6.97 units per acre. As such, the RU-1M(a) zoning proposed would be inconsistent with the Master Plan without a covenant limiting the maximum density of the site to 6.0 units per gross acre. The applicant intends to proffer said covenant and, as such, this application will be **consistent** with the CDMP. Additionally, the 109 single family residences depicted in the submitted plans is below the maximum permitted by the CDMP and, as such, said plans are also consistent with the CDMP. As previously mentioned, the applicant intends to covenant the development of the site to said plans. The applicant has incorporated sound urban design principles in the plans submitted by providing a community plaza in the center of a block within the development, by providing connectivity to the adjacent street network, and providing pedestrian connectivity by providing sidewalks throughout the development. The proposed RU-1M(a) zoning, in addition to the plans submitted, will be compatible with the surrounding area which consists of RU-1 zoning to the north, east, and a portion of the west, and RU-3 zoning to the northeast. Accordingly, staff recommends approval of this application, subject to the Board's acceptance of the proffered covenant limiting the development of the site to the plans submitted with this application.

I. **RECOMMENDATION:**

Approval of a zone change to RU-1M(a), subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 12/30/02  
DATE TYPED: 01/14/03  
DATE REVISED: 01/23/03; 02/11/03; 02/20/03  
DATE FINALIZED: 02/20/03  
DO'QW:AJT:MTF:REM:JDR

  
\_\_\_\_\_  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning





# MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: October 8, 2002

SUBJECT: C-15 #Z2002000280  
Henry C. Morat Trustee  
SEC of theoretical SW 132<sup>nd</sup> Avenue  
and theoretical 284<sup>th</sup> Street  
DBC from AU to RU-1M (A)  
(AU) (20 Ac.)  
02-57-39

FROM:   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is

advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Henry C. Morat, Trustee

This Department objects to this application.

Redesign site plan to conform with approved tentative plat to the north and to eliminate SW 129 Ave. Applicant may need to contact the Public Works Department.

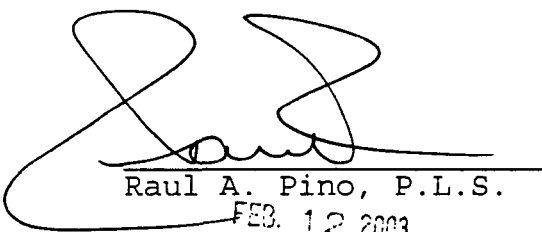
Must provide paved public access to this site.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **116 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9928	SW 288 St. w/o SW 137 Ave.	A	A
9822	SW 137 Ave. s/o US-1	B	B
9922	SW 268 St. w/o SW 127 Ave.	B	B
9926	SW 280 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

  
Raul A. Pino, P.L.S.

FEB. 12 2003

Date



**Miami-Dade County Public Schools**

*giving our students the world*

JAN 26 2003  
DEPT. OF PLANNING & ZONING  
ZONING EVALUATION SECTION  
BY \_\_\_\_\_

January 24, 2003

**Miami-Dade County School Board**

Dr. Michael M. Krop, Chair  
Dr. Robert B. Ingram, Vice Chair  
Agustin J. Barrera  
Frank J. Bolaños  
Frank J. Cobo  
Perla Tabares Hantman  
Betsy H. Kaplan  
Dr. Marta Perez  
Dr. Solomon C. Stinson

**Superintendent  
of Schools**

Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 N.W. 1 Street, Suite 1110  
Miami, Florida 33128

**Re: Henry C. Morat, Trustee - Application No. 02-280 (CC15)  
Southeast Corner of SW 132 Avenue and SW 284 Street**

Dear Ms. Myers:

**Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools.** Based on current attendance boundaries, the proposed development would be served by W. A. Chapman Elementary, Centennial Middle and Homestead Senior High.

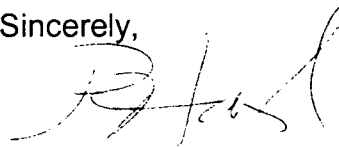
**All of the impacted schools are over capacity,** based on the data provided by the Office of Information Technology. Please see attached analysis. Also, please note that the School District's 5-year work plan does not include any relief schools in the area.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

Ms. Ruth Ellis Myers  
January 24, 2003  
Page Two.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Patricia Good', written in dark ink.

Patricia Good  
Coordinator III

PG:am  
L-798  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Ms. Vivian Villaamil

## **SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 02-280, Henry C. Morat, Trustee (CC15)

**REQUEST:** Zone change from AU to RU-1M(a)

**ACRES:** 20 acres

**LOCATION:** Southeast Corner of SW 132 Avenue and SW 284 Street

**NUMBER OF  
UNITS:** 120 single-family units (no site plan provided)

**ESTIMATED  
STUDENT  
POPULATION:** 101 students\*

**ELEMENTARY:** 55

**MIDDLE:** 24

**SENIOR:** 22

### **SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** W. A. Chapman Elementary - 27190 SW 140 Ave.

**MIDDLE:** Centennial Middle - 8601 SW 212 St.

**SENIOR HIGH:** Homestead Senior - 2351 SE 12 Ave.

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
W. A. Chapman Elem.	883	809	109%	64
Centennial Middle	1203	913	132%	114
Homestead Sr.	3315	2569	129%	0

**ADDITIONAL SCHOOL INFORMATION:** The following information was provided by school site personnel or other data sources in October 2002:

**W. A. Chapman Elementary:**

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements since 1990:	Media Center and Computer wiring
Recognition for Academic Achievement::	None
Special Programs:	Before/After School Care
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Art and Music

**Centennial Middle:**

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements since 1990:

Computer Lab

Recognition for Academic Achievement::

Various individual awards for academic achievement

Special Programs:

Enrichment Classes

Lunch schedule:

Begins at 11:23 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium, Storage Room and Book Room

Teachers required to float/travel:

None

**Homestead Senior High:**

Access to computers:

In each classroom, in special computer labs and Media Center

Capital Improvements since 1990:

Media Center

Recognition for Academic Achievement:

College Board Insp. and Grant/Scholarships

Special Programs:

Magnet programs and Enrichment classes

Lunch schedule:

Begins at 11:35 a.m.

Non-instructional space utilized for instructional purposes:

Teacher's Workroom, Auditorium, Media Center and Storage room

Teachers required to float/travel:

Drama and Math



**PLANNED RELIEF SCHOOLS IN THE AREA (information as of January 2003):**

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
N/A		

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$589,133.

**CAPITAL COSTS:** Based on the State's January-2003 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	55	x	\$ 13,063	=	\$ 718,465
MIDDLE	24	x	\$ 14,978	=	\$ 359,472
SENIOR	22	x	\$ 19,820	=	\$ 436,040

Total Potential Capital Cost	\$1,513,977
------------------------------	-------------

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.

DISCLOSURE OF INTEREST\*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

\_\_\_\_\_  
CORPORATION NAME

\_\_\_\_\_  
NAME, ADDRESS AND OFFICE

\_\_\_\_\_  
Percentage of Stock

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

— SEE DISCLOSURE AFFIDAVIT ATTACHED —

\_\_\_\_\_  
TRUST NAME

\_\_\_\_\_  
NAME AND ADDRESS

\_\_\_\_\_  
Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Robert Elias, trustee  
NAME

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
- <u>Royal Group Pension Plan</u>	<u>66%</u>
<u>Alicio Pina</u>	<u>50%</u>
<u>NIRMA PINA</u>	<u>50%</u>
- <u>J.S.M. Holding corp Inc</u>	<u>33%</u>
<u>Michael S. Jones</u>	<u>50%</u>
<u>Linda H. Jones</u>	<u>50%</u>

Date of contract: 9/03/02

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Wayne A. Rotolante  
WAYNE A. ROTOLANTE TRUSTEE

(Applicant) \_\_\_\_\_

Sworn to and subscribed before me,

this 4th day of SEPT., 2002

(SEAL)

Michael S. Jones  
Notary Public, State of Florida at Large

My Commission Expires:



Michael S. Jones  
Commission # CC 793553  
Expires JAN. 13, 2003  
BONDED THRU  
ATLANTIC BONDING CO., INC.

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

**DISCLOSURE AFFIDAVIT FOR TRUST**

STATE OF FLORIDA                     )  
COUNTY OF MIAMI-DADE            )

**BEFORE ME**, the undersigned authority in said County and State, personally appeared WAYNE A. ROTOLANTE, as Trustee of Henry C. Morat Testamentary Trust, Federal I.D. No. 59-1264635, who being first duly sworn, deposes and says:

1. Affiant states that he is the owner of and holds title to that certain real property described as:

The North ½ of the Southwest ¼ of the Northeast ¼ all being in  
Section 2, Township 57 South, Range 39 East, Miami-Dade County,  
Florida; also known as:  
Miami-Dade County Folio: 30-7902-000-0030

2. Affiant certifies that the names and addresses of every person having a beneficial interest in said real property, however small or minimal, are:

**LIST ON DISCLOSURE OF OWNERSHIP**

<u>NAME</u>	<u>TITLE</u>	<u>PERCENT</u>	<u>ADDRESS</u>
Roger F. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Wayne A. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Brian H. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Denis W. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
David N. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Joel S. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Lisa R. Rotolante Criado	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143

3. Affiant states that statements contained in this Affidavit are true and any false statement contained herein is subject to the penalties prescribed for perjury.

**FURTHER AFFIANT SAYETH NAUGHT.**

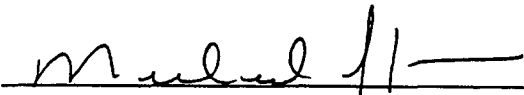


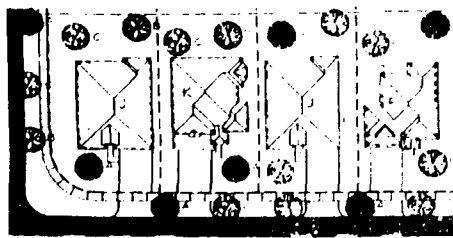
WAYNE A. ROTOLANTE TRUSTEE  
5701 S.W. 77th Terrace  
Miami, Florida 33143-5410

**SWORN TO AND SUBSCRIBED** before me this                     day of   September 4  , 2002, by  
WAYNE A. ROTOLANTE TRUSTEE                                     who is personally known by me and who  
produced the following Identification Fla Drivers License R345-881-45-288 O  
and who did take an Oath.

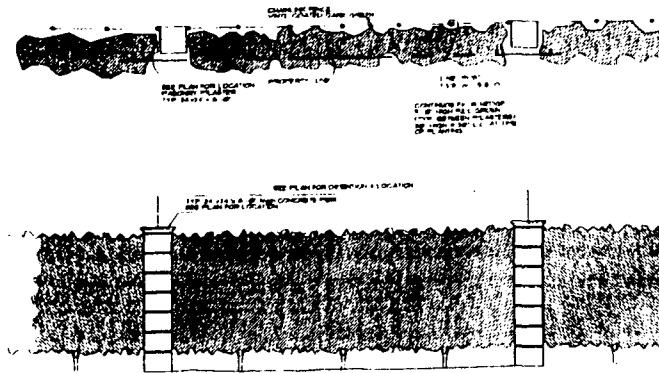


Michael S. Jones  
Commission # CC 793553  
Expires JAN. 13, 2003  
BONDED THRU  
ATLANTIC BONDING CO., INC.

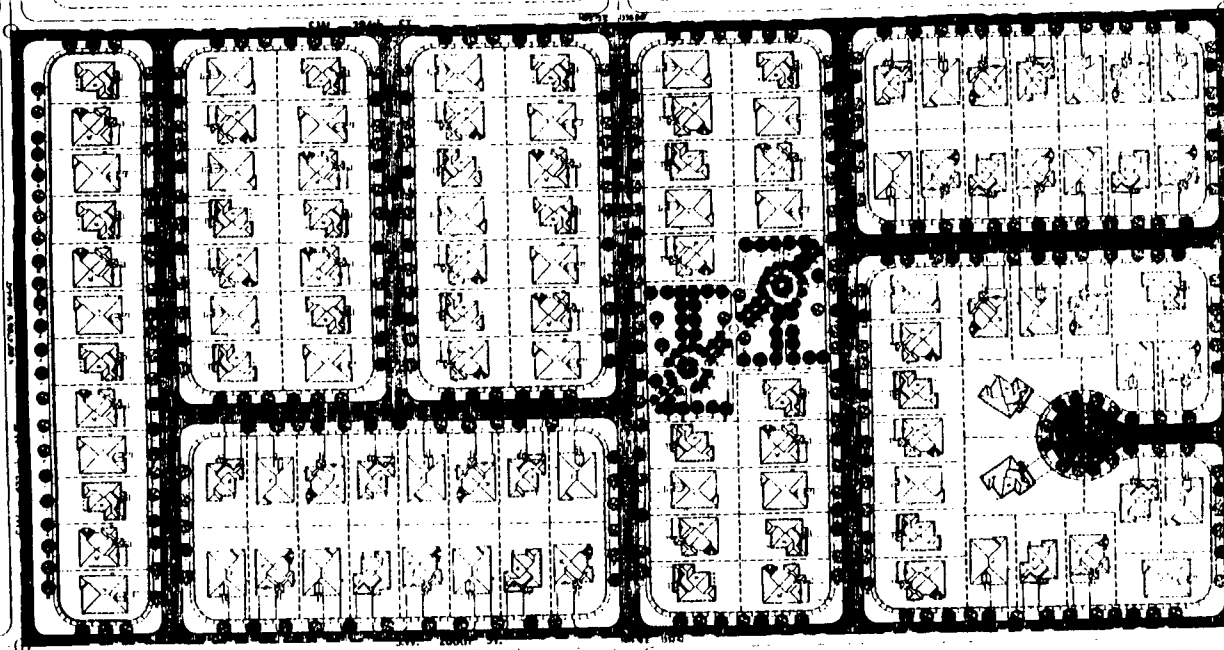
  
Print Name: MICHAEL S. JONES  
NOTARY PUBLIC, State of Florida at Large  
My Commission Expires: January 13, 2003



TYPICAL LOT LAYOUT  
SCALE: 1" = 30'-0"



TYPICAL FENCE DETAIL  
NTS



LANDSCAPE SITE PLAN  
SCALE: 1" = 60'

# GENERAL NOTES

1. ALL PLANTINGS SHALL BE PROVIDED WITH A 10% EXCESS OF THE PLANTING MATERIAL.  
2. ALL PLANTINGS SHALL BE PROVIDED WITH A 10% EXCESS OF THE PLANTING MATERIAL.  
3. ALL PLANTINGS SHALL BE PROVIDED WITH A 10% EXCESS OF THE PLANTING MATERIAL.

## REVISIONS

1. REVISIONS TO THE LANDSCAPE SITE PLAN

2. REVISIONS TO THE LANDSCAPE SITE PLAN

3. REVISIONS TO THE LANDSCAPE SITE PLAN

4. REVISIONS TO THE LANDSCAPE SITE PLAN

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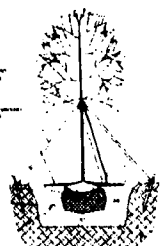
86. REVISIONS TO THE LANDSCAPE SITE PLAN

87. REVISIONS TO THE LANDSCAPE SITE PLAN

88. REVISIONS TO THE LANDSCAPE SITE PLAN

89. REVISIONS TO THE LANDSCAPE SITE PLAN

90. REVISIONS TO THE LANDSCAPE SITE PLAN



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

Belton  
Milanes

EVERGREEN GARDEN ESTATES  
R. & L. GROUP  
3000 N. 10TH ST.  
TAMPA, FL 33607

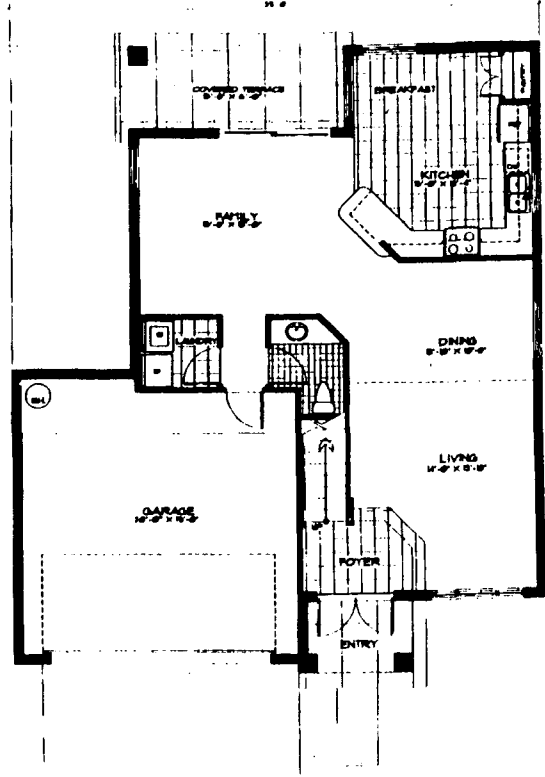
LANDSCAPE PLAN  
LP-1

2002-280

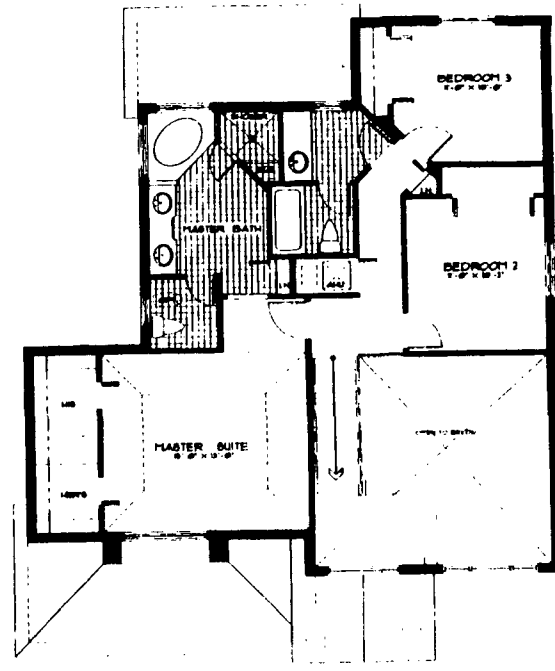
DESIGN: J. L. BELLON  
ARCHITECT  
1000 N. W. 10TH AVE.  
SUITE 100  
MIAMI, FL 33136  
TEL: 305-571-1111  
FAX: 305-571-1112  
WWW.BELLONMILANES.COM

EVERGREEN GARDEN ESTATES  
R. & L. GROUP  
SW 12 AVE. & SW 8TH ST.  
MIAMI-DADE COUNTY, FLORIDA

UNIT MODEL "F" - FLOOR PLANS  
DATE: 12-20-12  
DRAWN: J. B. M.  
CHECKED: J. B. M.  
PROJECT NO: 700/284392  
DESIGNED BY: J. L. BELLON  
ARCHITECT  
1000 N. W. 10TH AVE.  
SUITE 100  
MIAMI, FL 33136  
TEL: 305-571-1111  
FAX: 305-571-1112  
WWW.BELLONMILANES.COM  
A-1



GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

MODEL "F"

AREA TABLE	
AC. SPACE	581 sq. ft.
GROUND FLOOR	549 sq. ft.
SECOND FLOOR	132 sq. ft.
TOTAL	681 sq. ft.
GARAGE	120 sq. ft.
ENTRY	44 sq. ft.
COVERED TERR.	51 sq. ft.
TOTAL AREA	946 sq. ft.

LOT COVERAGE

MAXIMUM LOT COVERAGE  
(ON MINIMUM SIZE LOT OF 80'x100')  
PROPOSED LOT COVERAGE  
(ON MINIMUM SIZE LOT OF 80'x100')

80'00" x 100'00" = 8000 sq. ft.  
132'00" x 100'00" = 13200 sq. ft.

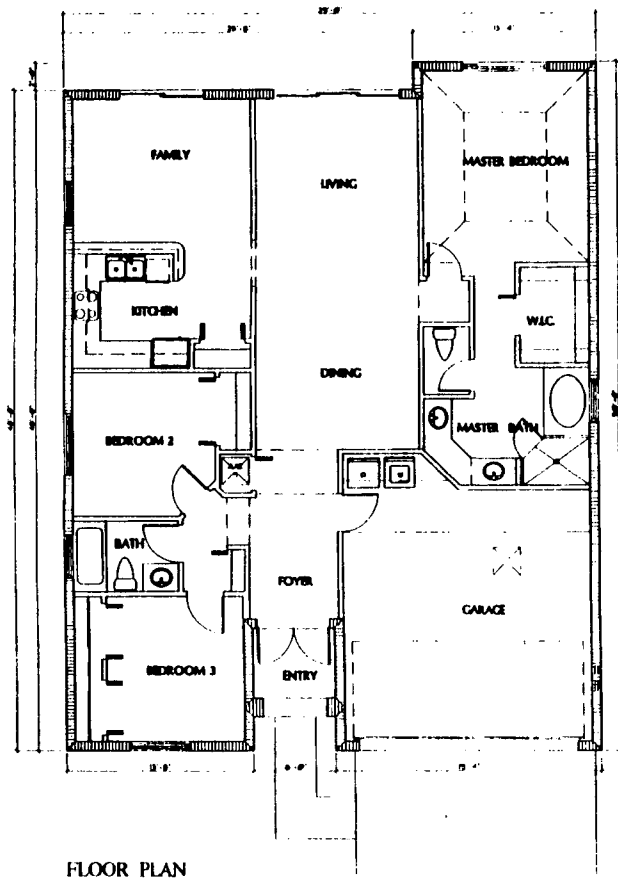
202-280

700/284392

PC

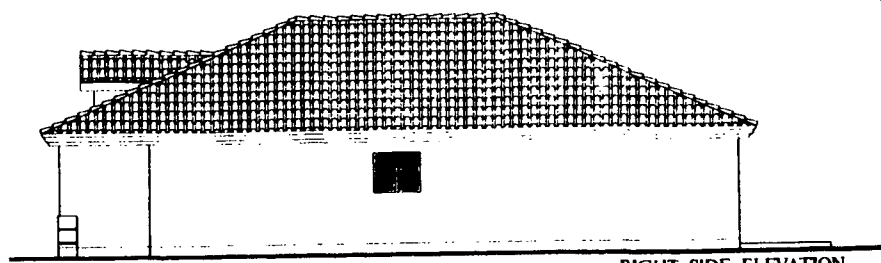




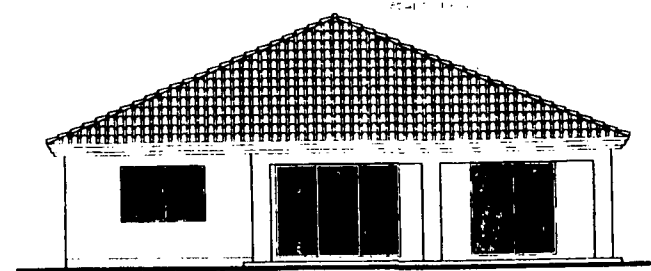


**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

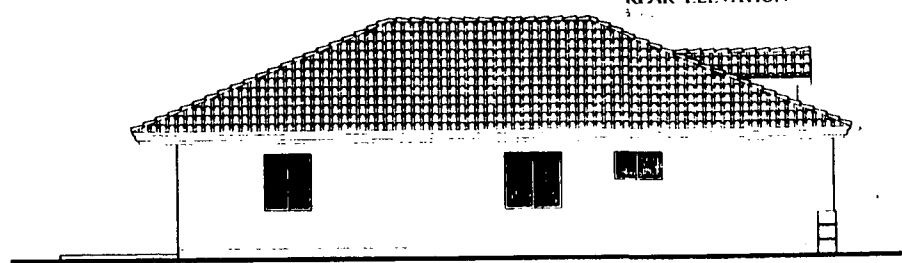
AREA TABLE	
AC SPACE	14722 sq. ft.
GARAGE	5728 sq. ft.
ENTRY	500 sq. ft.
<b>TOTAL AREA</b>	<b>18650 sq. ft.</b>



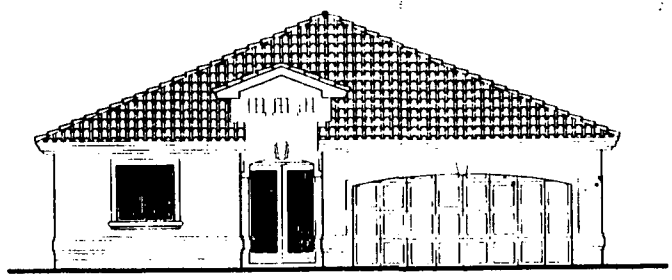
**RIGHT SIDE ELEVATION**



**REAR ELEVATION**



**LEFT SIDE ELEVATION**



**FRONT ELEVATION**

11.10.12 2003

BY: *[Signature]*

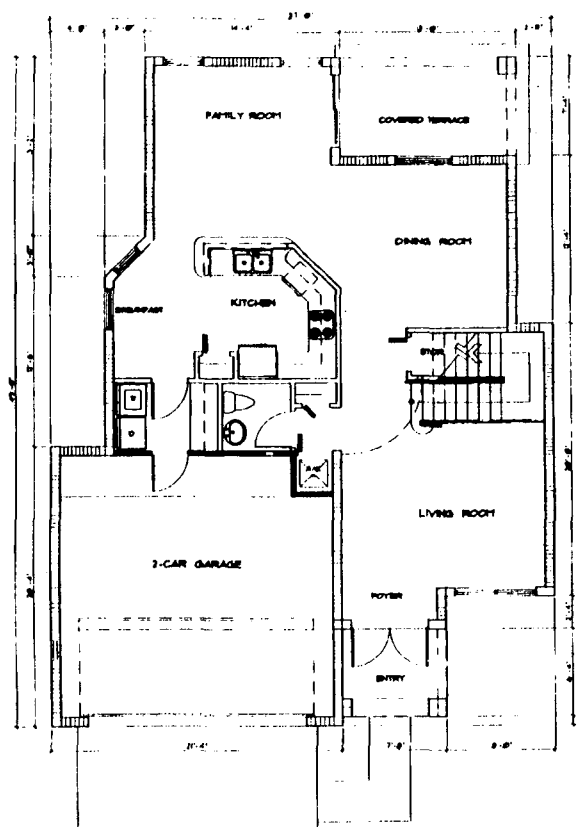
*\$6 202-280*

ARCHITECT  
LAND PLANNING  
INTERIOR  
CONSTRUCTION MANAGEMENT

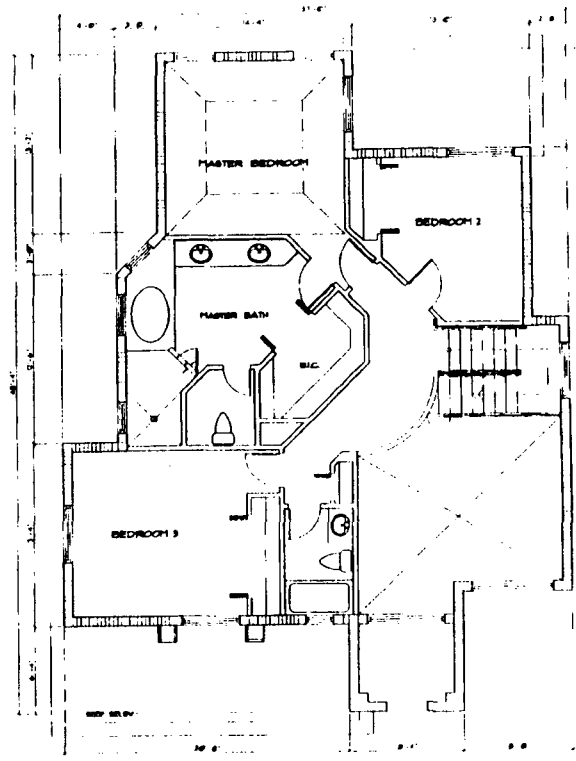
EVERGREEN GARDEN ESTATES  
R. & L. GROUP  
30175 AVIATION BLVD. SUITE 100  
MIAMI-DADE COUNTY, FLORIDA

DATE: 12-20-01  
DRAWN: T.A.M.  
CHECKED: J.B.  
PROJ. NO: 2002300291

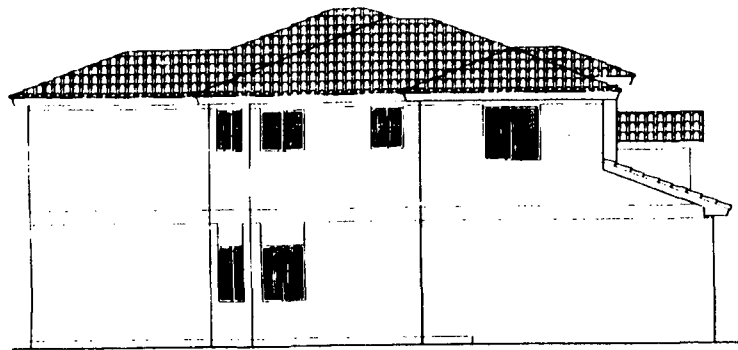
SINGLE HOME - UNIT "K"  
10701500 BELLON, AIA  
10701500  
A-4  
31



AREA TABLE	
AC. SPACE	374 sq. ft.
GROUND FLOOR	180 sq. ft.
SECOND FLOOR	194 sq. ft.
TOTAL	374 sq. ft.
GARAGE	400 sq. ft.
ENTRY	40 sq. ft.
COVERED TERR.	10 sq. ft.
TOTAL AREA	824 sq. ft.



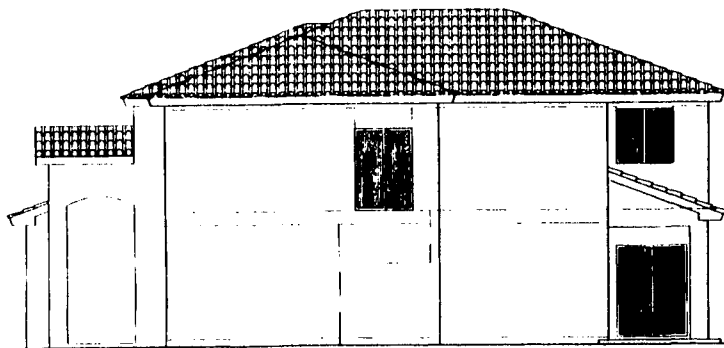
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202-280



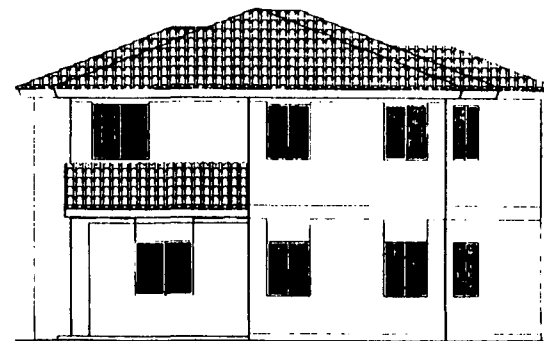
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

Belton  
Milanes

26

13200 S.W. 128 STREET  
BUDA, TEXAS 78610  
TEL: (512) 218-2228  
FAX: (512) 218-2415  
WWW.BELTONMILANES.COM

AL - 0083505

ARCHITECTURE  
LAND PLANNING  
INTERIORS

CONSTRUCTION MANAGEMENT

EVERGREEN GARDEN ESTATES  
R. & U GROUP  
10012 AV. 4, 10012 ST.  
MANASSAS COUNTY, VIRGINIA

SINGLE HOME - UNIT 1 - ELEVATIONS

DATE: 12.20.01  
DRAWN: J.M.  
CHECKED: L.B.  
PROJ. NO: 200201282

LEONARDO MILANES  
AL - 0083505

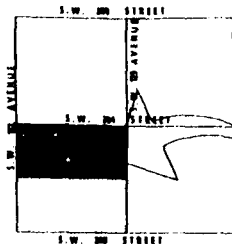
ANGEL MILANES, AIA  
AL - 0013045

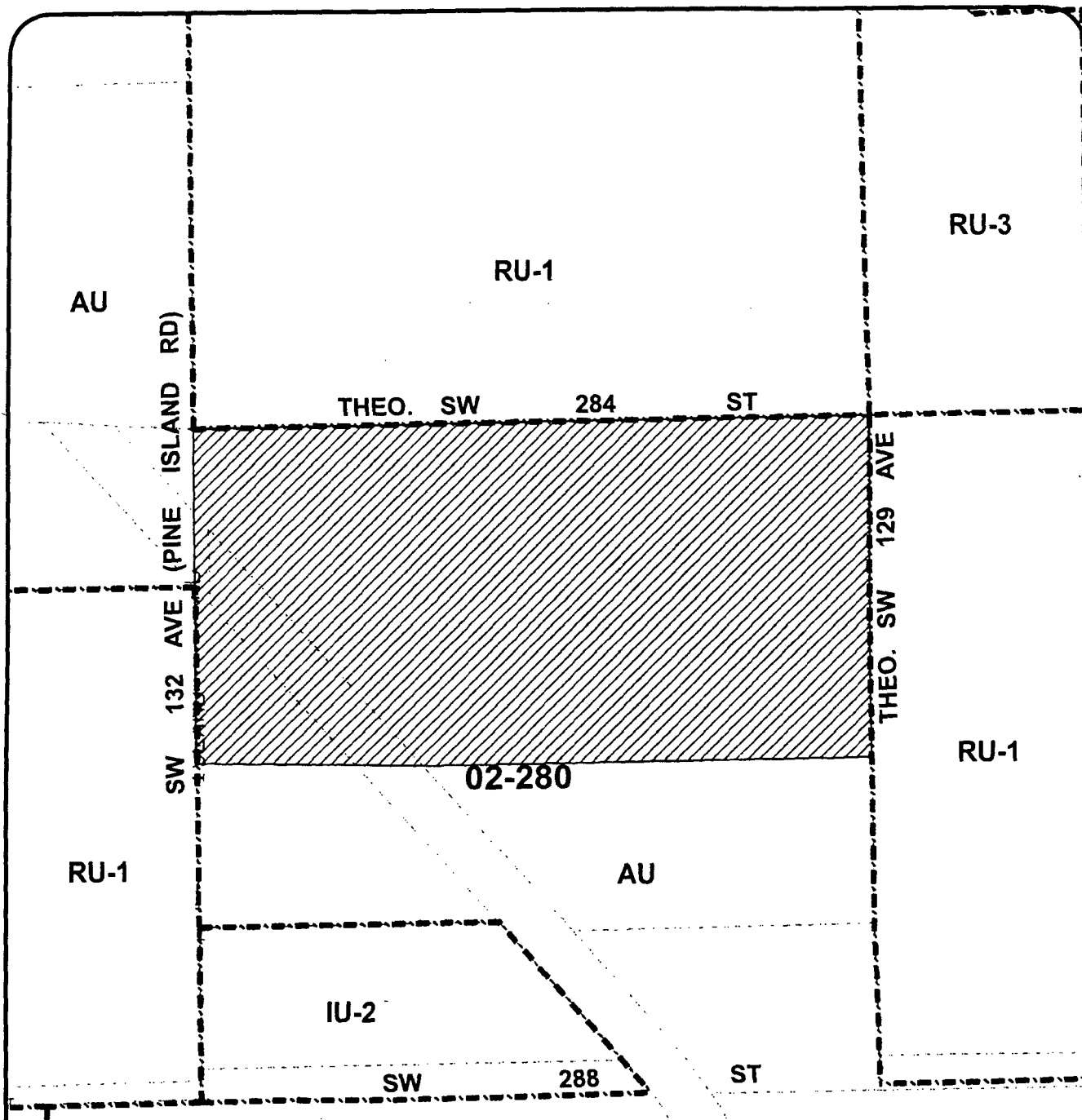
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# LEGAL DESCRIPTION

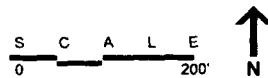
THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 SOUTH, RANGE 30 EAST, LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA. THIS INCLUDES THE RAIL ROAD RIGHT OF WAY WHICH IS NOW PART OF THE PROPERTY





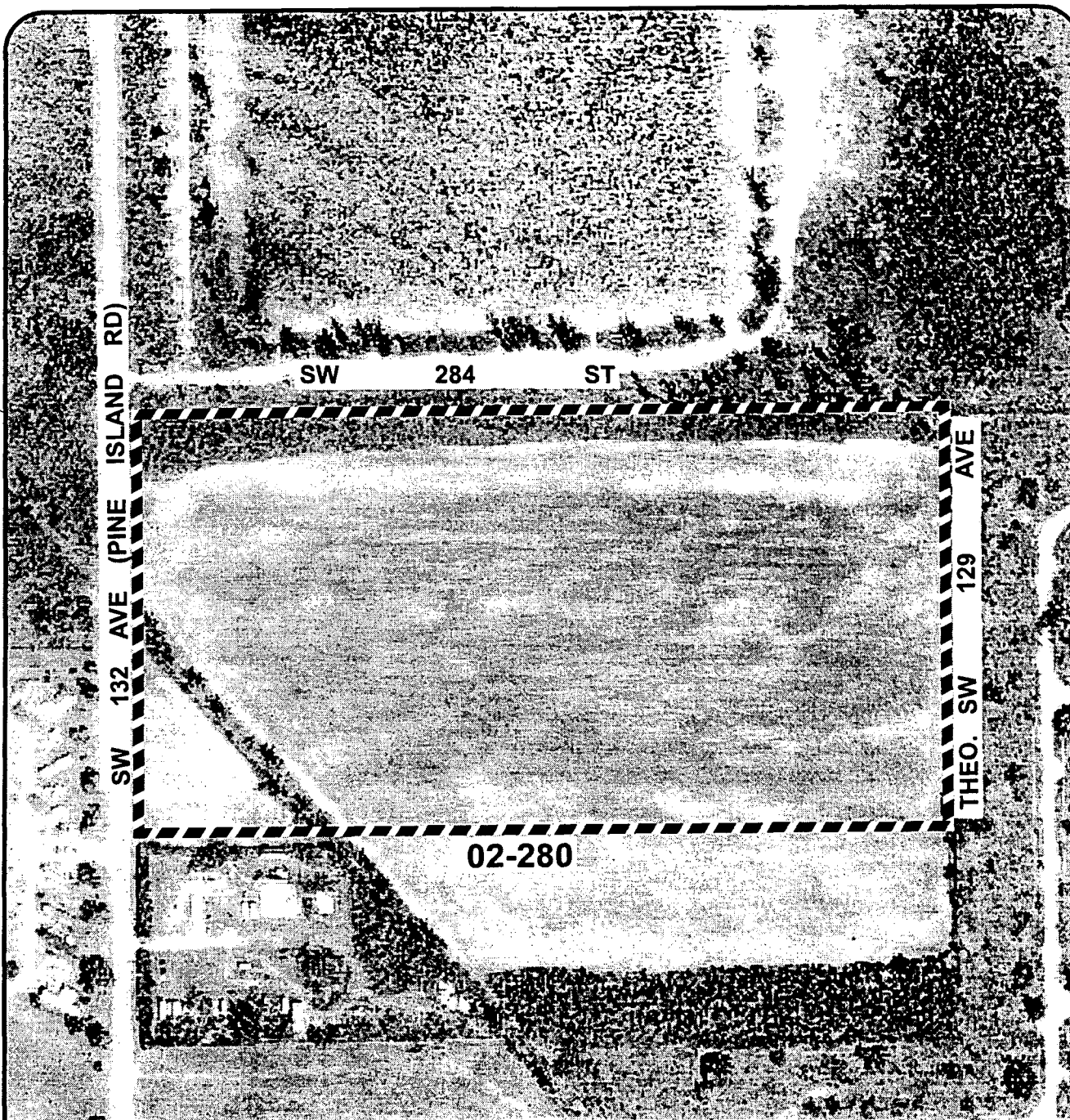
**MIAMI-DADE COUNTY  
HEARING MAP**

Section: 02 Township: 57 Range: 39  
 Process Number: 02000280  
 Applicant: HENRY MORAT  
 District Number: 09  
 Zoning Board: C15  
 Drafter ID: CIRO  
 Scale: 1:300'



 SUBJECT PROPERTY





MIAMI-DADE COUNTY  
**AERIAL**

Section: 02 Township: 57 Range: 39  
Process Number: 02000280  
Applicant: HENRY MORAT  
District Number: 09  
Zoning Board: C15  
Drafter ID: CIRO  
Scale: NTS

S C A L E  
0 NTS N



SUBJECT PROPERTY



**5. HENRY C. MORAT, TRUSTEE**  
**(Applicant)**

**03-1-CZ15-5 (02-280)**  
**Area 15/District 9**  
**Hearing Date: 1/30/03**

Property Owner (if different from applicant) Same.

Is there an option to purchase ☒ / lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? Robert Elias Trustee

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
-------------	------------------	----------------	--------------	-----------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# TEAM METRO SOUTH OFFICE

## ENFORCEMENT HISTORY

Henry C. Morat, Trustee

Southeast corner of theoretical S W  
132 Ave (Pine Island RD) and  
theoretical SW 284 ST, Miami-Dade  
County, FL

---

**APPLICANT**

---

**ADDRESS**

---

01/30/2003

**DATE**

---

02-280

**HEARING NUMBER**

## ENFORCEMENT HISTORY:

No violations as of January 3, 2003



**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 15**

**APPLICANT:** Henry C. Morat, Trustee

**PH:** Z02-280 (03-1-CZ15-5)

**SECTION:** 2-57-39

**DATE:** January 30, 2003

**COMMISSION DISTRICT:** 9

**ITEM NO.:** 5

=====

**A. INTRODUCTION**

o **REQUEST:**

AU to RU-1M(a)

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the subject property from agricultural district to modified single family residential district.

o **LOCATION:**

The Southeast corner of theoretical S.W. 132 Avenue (Pine Island Road) & theoretical S.W. 284 Street, Miami-Dade County, Florida.

o **SIZE:** 20 acres.

o **IMPACT:**

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

**D. NEIGHBORHOOD CHARACTERISTICS:**

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant	Residential, 2.5 to 6 dua
<u>Surrounding Properties:</u>	
NORTH: RU-1; vacant	Residential, 2.5 to 6 dua
SOUTH: AU; vacant	Residential, 2.5 to 6 dua
EAST: RU-1; vacant	Residential, 2.5 to 6 dua
WEST: AU & RU-1; trailers & vacant	Residential, 2.5 to 6 dua

The subject parcel is located west of the Homestead Regional Airport F/K/A the Homestead Air Force Base, east of SW 132 Avenue and north of SW 288 Street. The area is characterized by single family housing and a trailer park development. A number of small shopping areas lie near and adjacent to US1, which lies to the west of the subject property.

**E. SITE AND BUILDINGS:**

<b>Site Plan Review:</b>	(no plans were submitted)
Scale/Utilization of Site:	<b>Acceptable</b>
Location of Buildings:	<b>N/A</b>
Compatibility:	<b>Acceptable</b>
Landscape Treatment:	<b>N/A</b>
Open Space:	<b>N/A</b>
Buffering:	<b>N/A</b>
Access:	<b>N/A</b>
Parking Layout/Circulation:	<b>N/A</b>
Visibility/Visual Screening:	<b>N/A</b>
Energy Considerations:	<b>N/A</b>
Roof Installations:	<b>N/A</b>
Service Areas:	<b>N/A</b>
Signage:	<b>N/A</b>
Urban Design:	<b>N/A</b>

**F. PERTINENT REQUIREMENTS/STANDARDS:**

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board

shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

**G. NEIGHBORHOOD SERVICES:**

DERM	<b>No objection</b>
Public Works	<b>No objection</b>
Parks	<b>No objection</b>
MDTA	<b>No objection</b>
Fire Rescue	<b>No objection</b>
Police	<b>No objection</b>
Schools	<b>101 students</b>

**H. ANALYSIS:**

The subject property is located on the southeast corner of theoretical SW 132 Avenue and theoretical SW 284 Street. The applicant is seeking a district boundary change from AU, Agricultural District, to RU-1M(a), Modified Single Family Residential District. RU-1M(a) zoning permits a maximum density of 6.97 units per acre, a minimum lot area of 5,000 sq. ft., and a minimum width of 50'.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. However, this land requires platting and, additionally, said Department will require the applicant to provide paved public access to the site. The proposed zone change will generate an additional **146 p.m. daily peak hour vehicle trips** on the area roadways. However, said trips will not change the level of service (LOS) on same which are currently at LOS "A," "B," and "C."

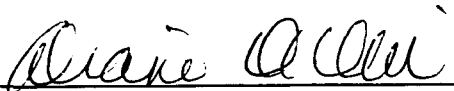
This application will allow the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 120 residential units on this site. The proposed RU-1M(a) zoning will allow the applicant to develop the site with 138 single family residential units at a density of 6.97 units per acre. As such, the RU-1M(a) zoning proposed would be inconsistent with the Master Plan without a covenant limiting the maximum density of the site to 6.0 units per gross acre. The applicant intends to proffer said covenant and, as such, this application

will be **consistent** with the CDMP. Although no longer required to do so by the regulations, staff is unable to assess the compatibility of the proposed RU-1M(a) zoning with the surrounding area without a site plan depicting the lot distribution of the future single family residences and vehicular connectivity to adjacent properties. As such, staff recommends denial without prejudice of this application or deferral to allow the applicant to submit plans for the proposed development if the applicant desires to do so which staff can evaluate in order to ensure compatibility of the proposed RU-1M(a) development with the surrounding area.

I. **RECOMMENDATION:** Denial without prejudice or deferral.

J. **CONDITIONS:** None.

DATE INSPECTED: 12/30/02  
DATE TYPED: 01/14/03  
DATE REVISED: 01/23/03  
DATE FINALIZED: 01/23/03  
DO'QW:AJT:MTF:REM:JDR

  
Diane O'Quinn Williams, Director  
Miami-Dade County Department of  
Planning and Zoning



# MEMORANDUM



TO: Diane O' Quinn-Williams, Director  
Department of Planning and Zoning

DATE: October 8, 2002

SUBJECT: C-15 #Z2002000280  
Henry C. Morat Trustee  
SEC of theoretical SW 132<sup>nd</sup> Avenue  
and theoretical 284<sup>th</sup> Street  
DBC from AU to RU-1M (A)  
(AU) (20 Ac.)  
02-57-39

FROM:   
Alyce M. Robertson, Assistant Director  
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is

advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z  
Lynne Talleda, Zoning Hearings- P&Z  
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Henry C. Morat, Trustee

This Department has no objections to this application.

Must provide paved public access to this site.

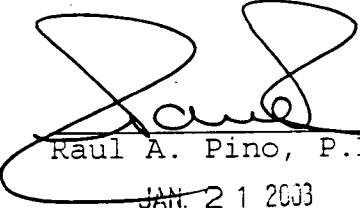
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(\*) criteria for an Initial Development Order. It will generate **146 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9928	SW 288 St. w/o SW 137 Ave.	A	A
9822	SW 137 Ave. s/o US-1	B	B
9922	SW 268 St. w/o SW 127 Ave.	B	B
9926	SW 280 St. e/o US-1	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(\*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

  
Raul A. Pino, P.L.S.  
JAN. 21 2003  
Date



# Miami-Dade County Public Schools

*giving our students the world*

**Miami-Dade County School Board**

*Dr. Michael M. Krop, Chair*

*Dr. Robert B. Ingram, Vice Chair*

*Agustin J. Barrera*

*Frank J. Bolaños*

*Frank J. Cobo*

*Perla Tabares Hantman*

*Betsy H. Kaplan*

*Dr. Marta Pérez*

*Dr. Solomon C. Stinson*

January 24, 2003

Ms. Ruth Ellis Myers, Acting Supervisor  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 N.W. 1 Street, Suite 1110  
Miami, Florida 33128

**Superintendent  
of Schools**

*Merrett R. Stierheim*

**Re: Henry C. Morat, Trustee - Application No. 02-280 (CC15)  
Southeast Corner of SW 132 Avenue and SW 284 Street**

Dear Ms. Myers:

**Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools.** Based on current attendance boundaries, the proposed development would be served by W. A. Chapman Elementary, Centennial Middle and Homestead Senior High.

**All of the impacted schools are over capacity,** based on the data provided by the Office of Information Technology. Please see attached analysis. Also, please note that the School District's 5-year work plan does not include any relief schools in the area.

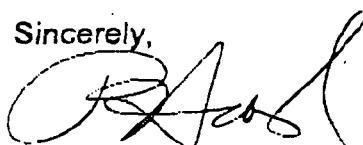
In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.



Ms. Ruth Ellis Myers  
January 24, 2003  
Page Two.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', written over the word 'Sincerely,'.

Patricia Good  
Coordinator III

PG:am  
L-798  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Ms. Vivian Villaamil

**SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 02-280, Henry C. Morat, Trustee (CC15)

**REQUEST:** Zone change from AU to RU-1M(a)

**ACRES:** 20 acres

**LOCATION:** Southeast Corner of SW 132 Avenue and SW 284 Street

**NUMBER OF  
UNITS:** 120 single-family units (no site plan provided)

**ESTIMATED  
STUDENT  
POPULATION:** 101 students\*

**ELEMENTARY:** 55

**MIDDLE:** 24

**SENIOR:** 22

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** W. A. Chapman Elementary - 27190 SW 140 Ave.

**MIDDLE:** Centennial Middle - 8601 SW 212 St.

**SENIOR HIGH:** Homestead Senior - 2351 SE 12 Ave.

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
W. A. Chapman Elem.	883	809	109%	64
Centennial Middle	1203	913	132%	114
Homestead Sr.	3315	2569	129%	0

**ADDITIONAL SCHOOL INFORMATION:** The following information was provided by school site personnel or other data sources in October 2002:

**W. A. Chapman Elementary:**

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements since 1990:

Media Center and Computer wiring

Recognition for Academic Achievement::

None

Special Programs:

Before/After School Care

Lunch schedule:

Begins at 10:30 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Art and Music

**Centennial Middle:**

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements since 1990:

Computer Lab

Recognition for Academic Achievement::

Various individual awards for academic achievement

Special Programs:

Enrichment Classes

Lunch schedule:

Begins at 11:23 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium, Storage Room and Book Room

Teachers required to float/travel:

None

**Homestead Senior High:**

Access to computers:

In each classroom, in special computer labs and Media Center

Capital Improvements since 1990:

Media Center

Recognition for Academic Achievement:

College Board Insp. and Grant/Scholarships

Special Programs:

Magnet programs and Enrichment classes

Lunch schedule:

Begins at 11:35 a.m.

Non-instructional space utilized for instructional purposes:

Teacher's Workroom, Auditorium, Media Center and Storage room

Teachers required to float/travel:

Drama and Math

**PLANNED RELIEF SCHOOLS IN THE AREA (information as of January 2003):**

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
N/A		

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$589,133.

**CAPITAL COSTS:** Based on the State's January-2003 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	55	x	\$ 13,063	=	\$ 718,465
MIDDLE	24	x	\$ 14,978	=	\$ 359,472
SENIOR	22	x	\$ 19,820	=	\$ 436,040

Total Potential Capital Cost	\$1,513,977
------------------------------	-------------

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.

### DISCLOSURE OF INTEREST\*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

\_\_\_\_\_  
CORPORATION NAME

NAME. ADDRESS AND OFFICE

Percentage of Stock

\_\_\_\_\_  
\_\_\_\_\_  
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If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

— SEE DISCLOSURE AFFIDAVIT ATTACHED —

\_\_\_\_\_  
TRUST NAME

NAME AND ADDRESS

Percentage of Interest

\_\_\_\_\_  
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If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership


If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Robert Elias, trustee

NAME

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

-	<u>Royal Group Pension Plan</u>	<u>66%</u>
	<u>Alicio Pina</u>	<u>50%</u>
	<u>NIRMA PINA</u>	<u>50%</u>
-	<u>J.S.M. Holding corp Inc</u>	<u>33%</u>
	<u>Michael S. Jones</u>	<u>50%</u>
	<u>Linda H. Jones</u>	<u>50%</u>

Date of contract: 9/03/02

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Wayne A. Rotolante  
WAYNE A. ROTOLANTE TRUSTEE

(Applicant) \_\_\_\_\_

Sworn to and subscribed before me,

this 4th day of SEPT., 2002

(SEAL)

Michael S. Jones  
Notary Public, State of Florida at Large

My Commission Expires:



Michael S. Jones  
Commission # CC 793553  
Expires JAN. 13, 2003  
BONDED THRU  
ATLANTIC BONDING CO., INC.

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



**DISCLOSURE AFFIDAVIT FOR TRUST**

STATE OF FLORIDA                     )  
COUNTY OF MIAMI-DADE            )

**BEFORE ME**, the undersigned authority in said County and State, personally appeared WAYNE A. ROTOLANTE, as Trustee of Henry C. Morat Testamentary Trust, Federal I.D. No. 59-1264635, who being first duly sworn, deposes and says:

1. Affiant states that he is the owner of and holds title to that certain real property described as:

The North ½ of the Southwest ¼ of the Northeast ¼ all being in  
Section 2, Township 57 South, Range 39 East, Miami-Dade County,  
Florida; also known as:  
Miami-Dade County Folio: 30-7902-000-0030


2. Affiant certifies that the names and addresses of every person having a beneficial interest in said real property, however small or minimal, are:

**LIST ON DISCLOSURE OF OWNERSHIP**

<u>NAME</u>	<u>TITLE</u>	<u>PERCENT</u>	<u>ADDRESS</u>
Roger F. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Wayne A. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Brian H. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Denis W. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
David N. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Joel S. Rotolante	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143
Lisa R. Rotolante Criado	Beneficiary	14.28%	5701 SW 77 Terr, Miami, FL 33143

3. Affiant states that statements contained in this Affidavit are true and any false statement contained herein is subject to the penalties prescribed for perjury.

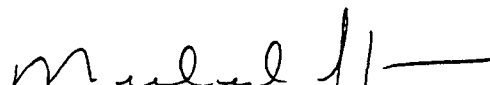
**FURTHER AFFIANT SAYETH NAUGHT.**

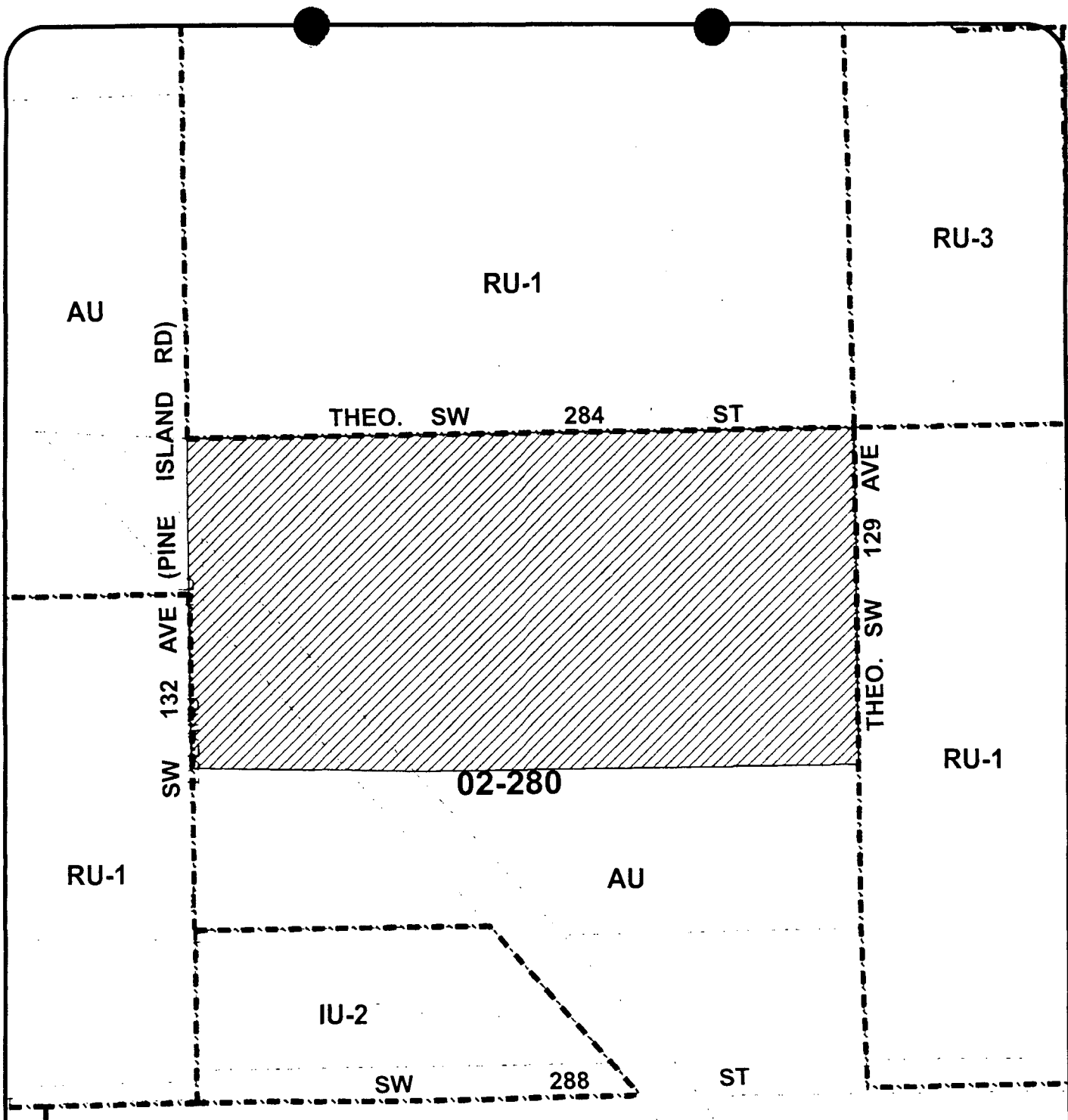
  
\_\_\_\_\_  
WAYNE A. ROTOLANTE TRUSTEE  
5701 S.W. 77th Terrace  
Miami, Florida 33143-5410

**SWORN TO AND SUBSCRIBED** before me this                     day of   September 4  , 2002, by  
WAYNE A. ROTOLANTE TRUSTEE                     who is personally known by me and who  
produced the following Identification Fla Drivers License R345-881-45-288 O  
and who did take an Oath.



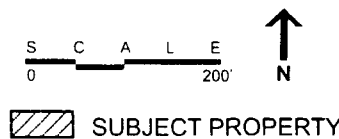
Michael S. Jones  
Commission # CC 793553  
Expires JAN. 13, 2003  
BONDED THRU  
ATLANTIC BONDING CO., INC.

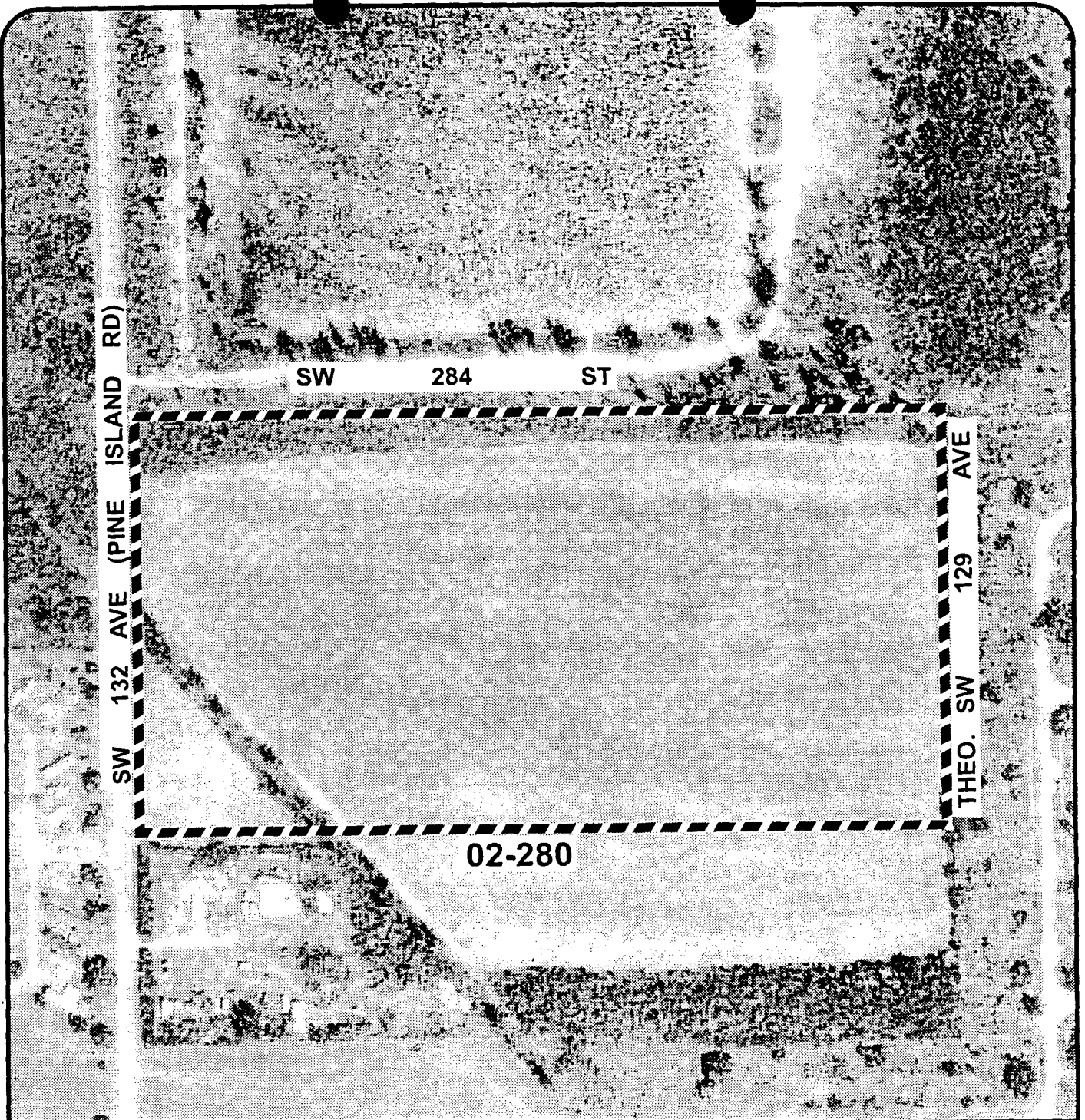
  
\_\_\_\_\_  
Print Name: MICHAEL S. JONES  
NOTARY PUBLIC, State of Florida at Large  
My Commission Expires: January 13, 2003



MIAMI-DADE COUNTY  
HEARING MAP

Section: 02 Township: 57 Range: 39  
 Process Number: 02000280  
 Applicant: HENRY MORAT  
 District Number: 09  
 Zoning Board: C15  
 Drafter ID: CIRO  
 Scale: 1:300'





MIAMI-DADE COUNTY  
**AERIAL**

Section: 02 Township: 57 Range: 39  
Process Number: 02000280  
Applicant: HENRY MORAT  
District Number: 09  
Zoning Board: C15  
Drafter ID: CIRO  
Scale: NTS

S C A L E  
0 NTS N

 SUBJECT PROPERTY





# **Miami-Dade County Public Schools**

*giving our students the world*

**Ana Rijo-Conde, Interim Assistant Superintendent**  
*Facilities Operations, Maintenance and Planning*

**Miami-Dade County School Board**

*Dr. Michael M. Krop, Chair*  
*Dr. Robert B. Ingram, Vice Chair*  
*Agustin J. Barrera*  
*Frank J. Bolaños*  
*Frank J. Cobo*  
*Perla Tabares Hantman*  
*Betsy H. Kaplan*  
*Dr. Marta Pérez*  
*Dr. Solomon C. Stinson*

July 15, 2003

Ms. Ruth Ellis Myers, Acting Supervisor  
Miami-Dade County  
Department of Planning and Zoning  
Zoning Evaluation Section  
111 NW 1 Street, Suite 1110  
Miami, Florida 33128

**Superintendent  
of Schools**  
*Merrett R. Stierheim*

**Re: Henry C. Morat, Trustee - Application No. 02-280 (CC15)**  
**Southeast Corner of SW 132 Avenue and SW 284 Street**  
**UPDATED**

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH capacity utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two school facilities meet the referenced review threshold. The proposed residential development will impact Centennial Middle School and Homestead Senior High School currently operating at 117% and 129% of FISH capacity utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity utilization of Centennial Middle School and Homestead Senior High School to 119% and 130%, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 12, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the School District to discuss possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at a upcoming meeting.

Please note that the District's current 5-year work plan does not include any relief schools in the area.

Ms. Ruth Ellis Myers  
July 15, 2003  
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

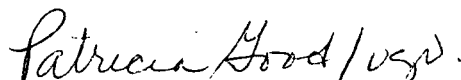
$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 109-unit development is estimated to generate approximately \$266,832 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

  
Patricia Good  
Coordinator III

PG:am  
L-1513  
Attachment

cc: Ms. Ana Rijo-Conde  
Mr. Fernando Albuerne  
Mr. Ivan Rodriguez  
Ms. Vivian Villaamil  
Mr. Simon Ferro

**UPDATED  
SCHOOL IMPACT REVIEW ANALYSIS**

**APPLICATION:** No. 02-280, Henry C. Morat, Trustee (CC15)

**REQUEST:** Zone change from AU to RU-1M(a)

**ACRES:** 20 acres

**LOCATION:** Southeast Corner of SW 132 Avenue and SW 284 Street

**NUMBER OF  
UNITS:** 109 units (as per information provided by the County 5/23/03)

**ESTIMATED  
STUDENT  
POPULATION:** 92 students\*

**ELEMENTARY:** 42

**MIDDLE:** 23

**SENIOR:** 27

**SCHOOLS SERVING AREA OF APPLICATION:**

**ELEMENTARY:** W. A. Chapman Elementary - 27190 SW 140 Ave.

**MIDDLE:** Centennial Middle - 8601 SW 212 St.

**SENIOR HIGH:** Homestead Senior - 2351 SE 12 Ave.

\* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
W. A. Chapman Elem.	883/ 925*	809	109%/ 114%*	64	101%/ 106%*
Centennial Middle	1203/ 1226*	913	132%/ 134%*	114	117%/ 119%*
Homestead Sr.	3315/ 3342*	2569	129%/ 130%*	0	129%/ 130%*

\*includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

**ADDITIONAL SCHOOL INFORMATION:** The following information was provided by school site personnel or other data sources in October 2002:

**W. A. Chapman Elementary:**

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements in the past school year:	Media Center and Computer wiring
Recognition for Academic Achievement::	None
Special Programs:	Before/After School Care
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	Art and Music

**Centennial Middle:**

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements in the past school year:

Computer Lab

Recognition for Academic Achievement::

Various individual awards for academic achievement

Special Programs:

Enrichment Classes

Lunch schedule:

Begins at 11:23 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium, Storage Room and Book Room

Teachers required to float/travel:

None

**Homestead Senior High:**

Access to computers:

In each classroom, in special computer labs and Media Center

Capital Improvements in the past school year:

Media Center

Recognition for Academic Achievement:

College Board Insp. and Grant/Scholarships

Special Programs:

Magnet programs and Enrichment classes

Lunch schedule:

Begins at 11:35 a.m.

Non-instructional space utilized for instructional purposes:

Teacher's Workroom, Auditorium, Media Center and Storage room

Teachers required to float/travel:

Drama and Math



**PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):**

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
N/A		

**OPERATING COSTS:** According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$536,636.

**CAPITAL COSTS:** Based on the State's June-2003 student station cost factors\*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	42 x	\$ 13,221	=	\$ 555,282
MIDDLE	23 x	\$ 15,159	=	\$ 348,657
SENIOR	27 x	\$ 20,060	=	\$ 541,620
Total Potential Capital Cost				\$1,445,559

\* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

**PREVIOUSLY APPROVED DEVELOPMENT REPORTS**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

	Applicant Name & Number	Location Address	Units/Students	Schools	Community Council/ Date	Approved/ Denied/ Comments
1	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/06/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/19/01	APPROVED
7	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 84 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/06/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-5	CC14 11/06/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	64 Units/ 38 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	CC14 10/16/02 2/25/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

Note: There are three applications that are pending which would generate 38 students.

**PREVIOUSLY APPROVED DEVELOPMENT REPORTS  
CC14 AND CC15 (JANUARY '01-MARCH '03)**

	Applicant Name & Number	Location Address	Units/ Students	Schools	Community Council/ Date	Approved/ Denied/ Comments
1	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	CC15 6/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	CC15 6/04/02	APPROVED
9	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 5/01/01	APPROVED \$128,400 O/A
10	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of Sw 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	208 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED

**PREVIOUSLY APPROVED DEVELOPMENT REPORT**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

16	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/30/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S fo Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	120 Units/ 101 Students	CHAPMAN ELEM-55 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 591 students.

**PREVIOUSLY APPROVED DEVELOPMENT REPORT**  
**CC14 AND CC15 (JANUARY '01-MARCH '03)**

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	7	944	591	0	160%
CARIBBEAN ELEM	944	58	1002	927	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	160%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
<b>ELEMENTARY TOTALS</b>	<b>12262</b>	<b>1130</b>	<b>13382</b>	<b>9273</b>	<b>730</b>	<b>134%</b>
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
<b>MIDDLE TOTALS</b>	<b>10405</b>	<b>502</b>	<b>10907</b>	<b>7475</b>	<b>405</b>	<b>135%</b>
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1871	283	135%
<b>SENIOR HIGH TOTALS</b>	<b>10323</b>	<b>457</b>	<b>10780</b>	<b>6812</b>	<b>592</b>	<b>148%</b>
<b>TOTAL</b>	<b>32680</b>	<b>2089</b>	<b>34769</b>	<b>23561</b>	<b>1727</b>	<b>137%</b>

**CHARTER SCHOOLS  
2002-2003**

REV. 6-12-03

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
010	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

- Grade levels for school year 2002-2003

**NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:**

(Rev. 3/21/03)

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

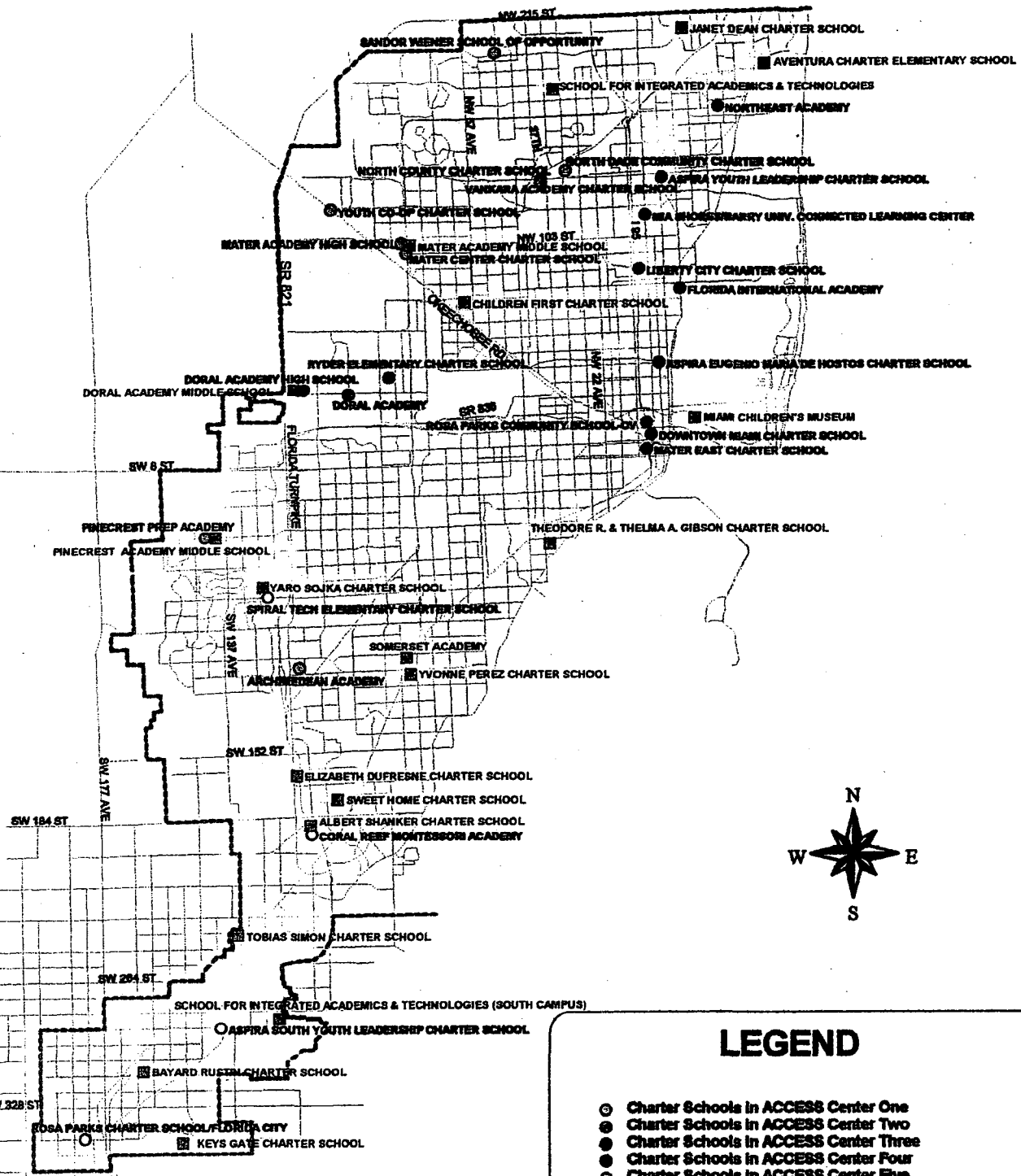


Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Street Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Nobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

\*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Applications approved to open in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balere Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
<b>Total applications: 14</b>	<b>27</b>	<b>24,150</b>

# Charter Schools by ACCESS Center



## LEGEND

- Charter Schools in ACCESS Center One
- Charter Schools in ACCESS Center Two
- Charter Schools in ACCESS Center Three
- Charter Schools in ACCESS Center Four
- ◆ Charter Schools in ACCESS Center Five
- ◇ Charter Schools in ACCESS Center Six
- - - Urban Development Boundary 2006
- Amajor.shp
- New Charter Schools approved to open for the 2003-2004 School Year

# MEMORANDUM

TO: Diane O'Quinn Williams  
Director  
Department of Planning and Zoning

DATE: September 27, 2002

FROM: Danny Alvarez, Director  
Miami-Dade Transit

SUBJECT: FY03 Blanket Concurrency  
Concurrency Approval for  
Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Aurelio Rodriguez, Assistant Director  
Mario G. Garcia, Chief



## MEMORANDUM

ST 07-174 MIAMI-DADE COUNTY, FLORIDA

TO: Guillermo E. Olmedillo, Director  
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency  
Approval

FROM: Earl L. Carlton, Captain  
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



# MEMORANDUM

107.07-17A METRO-DADE/GSA-MAT MGT

TO: Guillermo E. Olmedillo  
Director  
Department of Planning and Zoning

FROM: Andrew Wilfork  
Director  
Department of Solid Waste Management

DATE: September 22, 2000

SUBJECT: Solid Waste Disposal  
Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

## Attachment

cc: Steve Spratt, Senior Assistant to the County Manager  
Jim Bostic, Deputy Director, DSWM  
Vicente Castro, Assistant Director for Technical Services, DSWM  
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM  
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]-[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	187,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	187,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2003 ***	1,687,000	936,000	187,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	187,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	187,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	187,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	187,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	187,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (83%/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.68M	870,000	66,000	936,000 (83%/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (83%/7%T)
w/ 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES @ 1.69 MILLIONS TONS			
GARBAGE 56.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY		Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (re less 4.4 m tons)
Year					
Base Capacity		3,150,000	9,148,000	3,943,000	4,748,000
2000		3,003,000	8,625,000	3,671,000	4,425,000
2001		2,865,000	8,595,000	3,407,000	4,195,000
2002		2,727,000	8,365,000	3,143,000	3,965,000
2003		2,589,000	8,135,000	2,779,000	3,735,000
2004		2,451,000	7,905,000	2,415,000	3,505,000
2005		2,313,000	7,675,000	2,051,000	3,275,000
2006		2,175,000	7,445,000	1,687,000	3,045,000
2007		2,037,000	7,215,000	1,323,000	2,815,000
2008		1,899,000	6,985,000	959,000	2,585,000
2009		1,761,000	6,755,000	595,000	2,355,000
2010		1,623,000	6,525,000	231,000	2,125,000
2011		1,485,000	6,295,000	0	1,895,000
2012		1,347,000	6,065,000	0	1,665,000
2013		1,209,000	5,835,000	0	1,435,000
2014		1,071,000	5,605,000	0	1,205,000
2015		933,000	5,375,000	0	975,000
2016		795,000	5,145,000	0	745,000
2017		657,000	4,915,000	0	515,000
2018		519,000	4,685,000	0	285,000
2019		381,000	4,455,000	0	55,000
2020		243,000	4,225,000	0	-175,000
2021		105,000	3,995,000	0	-405,000
2022		0	3,732,000	0	-683,000
2023		0	3,364,000	0	-1,036,000
2024		0	2,996,000	0	-1,404,000
2025		0	2,628,000	0	-1,772,000
2026		0	2,260,000	0	-2,140,000
2027		0	1,892,000	0	-2,508,000
2028		0	1,524,000	0	-2,876,000
2029		0	1,156,000	0	-3,244,000
2030		0	788,000	0	-3,612,000
2031		0	420,000	0	-3,980,000
2032		0	52,000	0	-4,348,000
2033		0	-316,000	0	-4,716,000
2034		0	-684,000	0	-5,084,000
2035		0	-1,052,000	0	-5,452,000
2036		0	-1,420,000	0	-5,820,000
2037		0	-1,788,000	0	-6,188,000
2038		0	-2,156,000	0	-6,556,000
2039		0	-2,524,000	0	-6,924,000

Total Remaining Years

21

32

10

19

\* Ashfill capacity includes cell 17-20; cells 19-20 have not been constructed.  
\*\* South Dade includes cells 3, 4 and 5; cell 5 has not been constructed. Once ashfill capacity is used up, ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover.  
\*\*\* North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported.  
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, dated October 1999.

## MEMORANDUM

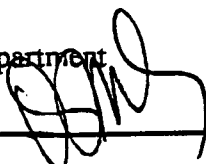
**TO:** Dianne O'Quinn-Williams, Director  
Department of Planning and Zoning

**DATE:** August 6, 2002

**FROM:** Vivian Donnell Rodriguez  
Director  
Park and Recreation Department

**SUBJECT:** Concurrency Approval

18



This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z  
W. Howard Gregg, Asst. Director for Planning & Development, PARD  
Barbara Falsey, Chief, Planning and Research Division, PARD

RECEIVED  
AUG 07 2002

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING



## 2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522